

**Electronic Articles of Incorporation  
For**

N16000010572  
FILED  
October 31, 2016  
Sec. Of State  
tscott

MORSE AND PENNSYLVANIA HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

MORSE AND PENNSYLVANIA HOMEOWNERS ASSOCIATION, INC.

**Article II**

The principal place of business address:

135 N KNOWLES AVE  
WINTER PARK, FL. US 32789

The mailing address of the corporation is:

135 N KNOWLES AVE  
WINTER PARK, FL. US 32789

**Article III**

The specific purpose for which this corporation is organized is:

THE PURPOSE OF THIS NON PROFIT COMPANY IS TO MAINTAIN THE  
COMMON AREAS WHICH INCLUDE: DRIVEWAYS, LANDSCAPING, AND THE  
EXTERIOR APPEARANCE OF THE UNITS FOR A TEN UNIT TOWNHOME  
PROJECT ON MORSE BLVD AND PENNSYLVANIA AVE IN WINTER PARK.

**Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

**Article V**

The name and Florida street address of the registered agent is:

JACOB L FARMER  
135 N KNOWLES AVE  
WINTER PARK, FL. 32789

I certify that I am familiar with and accept the responsibilities of  
registered agent.

Registered Agent Signature: JACOB L FARMER

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## **Article VI**

The name and address of the incorporator is:

MORSE AND PENNSYLVANIA, LLC  
135 N KNOWLES AVE

WINTER PARK, FL 32789

Electronic Signature of Incorporator: JACOB L FARMER

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
JACOB L FARMER  
135 N KNOWLES AVE  
WINTER PARK, FL. 32789 US

Title: VP  
BRAD GROSBERG  
912 W FAIRBANKS AVE  
WINTER PARK, FL. 32789 US

Title: SEC  
ADAM W COLE  
135 N KNOWLES AVE  
WINTER PARK, FL. 32789 US