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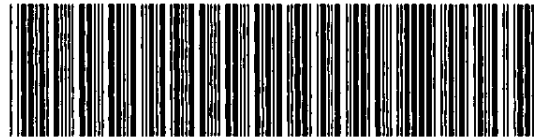
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

~~✓~~ 03/08/17

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Gainesville Cohousing Property Owners' Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** Julie Naim, Esq.  
\_\_\_\_\_  
Name (Printed or typed)

2630A NW 41st Street  
\_\_\_\_\_  
Address

Gainesville, FL 32606  
\_\_\_\_\_  
City, State & Zip

352-240-1226  
\_\_\_\_\_  
Daytime Telephone number

julie@naim.net

E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION FOR  
Gainesville Cohousing Property Owners' 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  
NAME OF CORPORATION**

The name of the corporation is: Gainesville Cohousing Property Owners' Association, Inc. (the "Association").

**ARTICLE II  
LOCATION OF CORPORATION**

The principal place of business is: 2240 NW 14<sup>th</sup> Ave., Gainesville, FL 32605.

The mailing address for the corporation is: 2240 NW 14<sup>th</sup> Ave., Gainesville, FL 32605.

**ARTICLE III  
PURPOSE OF CORPORATION**

The purpose for which this corporation is organized is to provide for the improvement, maintenance, preservation, and architectural control of property and improvements owned or controlled by the Association, known as Gainesville Cohousing, consistent with recorded covenants, restrictions, and water management district rules. The Association shall operate, maintain and manage the stormwater management system in a manner consistent with the requirements of the permit for that system and applicable St. Johns River Water Management District ("SJRWMD") and City of Gainesville rules, and shall assist in the enforcement of the restrictions and covenants contained therein.

The physical and social environment of this community incorporates principles of sustainability, affordability and respect for the privacy and diversity of families and individuals. The physical design of the community is structured to bring individuals and families together, enhancing daily interaction, cooperation and fun. The cohousing neighborhood includes shared outdoor spaces, a workshop and a large common house for socializing, shared meals, and celebrations. Combining intellectual and tangible resources produces benefits on many levels. The corporation shall foster cooperation, goodwill, mutual respect, trust, and tolerance; and inspires similar forms of neighborliness among citizens throughout our region.

**ARTICLE IV  
ELECTION OR APPOINTMENT OF DIRECTORS**

The Association shall be governed by a Board of Directors with no fewer than three (3) directors as is provided in the Bylaws of the Association and applicable Florida Statutes. Members of the Board of Directors shall be elected by the members for one (1) year terms.

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TALLAHASSEE, FLORIDA

ARTICLE V  
INITIAL OFFICERS AND DIRECTORS

The initial officers and directors of the corporation are:

Brooks Nelson, President and Director  
22929 SW 38th Place  
Gainesville, FL 32608

Robert Christianson, Vice President and Director  
4026 NW 33rd Ave  
Gainesville, FL 32606

Judith Broward, Treasurer and Director  
2240 NW 14th Ave  
Gainesville, FL 32605

Malcolm Sanford, Secretary and Director  
5002 NW 64th Lane  
Gainesville, FL 32653

ARTICLE VI  
REGISTERED AGENT

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

James H. McCarty, Jr., Esq.  
2630-A NW 41<sup>st</sup> Street  
Gainesville, FL 32606

I certify that I am familiar with and accept the responsibilities of registered agent and I hereby agree to act as the registered agent and comply with the laws of the State of Florida relative to such position.

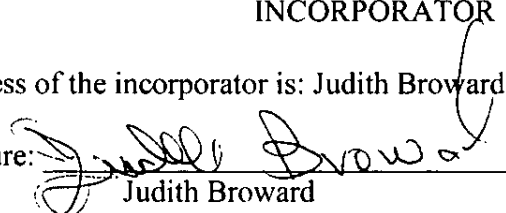
Registered agent signature:

  
James H. McCarty, Jr., Esq.

ARTICLE VII  
INCORPORATOR

The name and address of the incorporator is: Judith Broward.

Incorporator signature:

  
Judith Broward

ARTICLE VIII  
DURATION OF CORPORATION

The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these articles with the Florida

Department of State. The Association may be dissolved pursuant to the terms of Fla. Stat. Chapter 617, provided that in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the stormwater management system located on the property of the Association must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the SJRWMD and City of Gainesville prior to such termination, dissolution or liquidation.

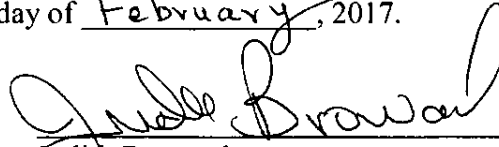
ARTICLE IX  
POWERS OF CORPORATION

The Association shall have all powers of a not for profit corporation existing under the laws of the State of Florida and all powers reasonably necessary to implement the powers of the Association, as granted under these Articles, the Declaration, and the Bylaws. Such powers shall include, but not be limited to, the levy and collection adequate assessments against members of the Association for the costs of operating the Association, as described in these Articles, the Declaration, and the Bylaws.

ARTICLE X  
AMENDMENT OF ARTICLES

These Articles may be amended by an affirmative vote of the majority of the Members of the Association, utilizing the voting procedure described in the Bylaws.

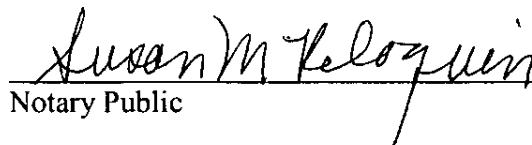
IN WITNESS WHEREOF, the incorporator has hereunto set her hand and seal and caused these Articles of Incorporation to be executed this 6 day of February, 2017.

  
\_\_\_\_\_  
Judith Broward

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2017 by Judith Broward, who has produced her Florida driver's license as identification.

NOTARY SEAL

  
\_\_\_\_\_  
Notary Public



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