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(Requestor's Name)

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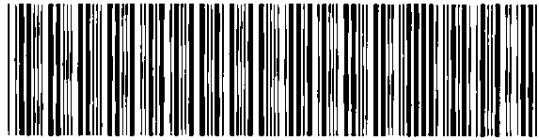
(Business Entity Name)

(Document Number)

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DEPARTMENT OF STATE  
17 APR 13 AM 8:47

APR 13 2017  
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COVER LETTER

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

SUBJECT: Bianco Partition Homeowners 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: James M. Durant, Jr.  
Name (Printed or typed)

1407 Piedmont Dr. E  
Address

Tallahassee, FL 32308  
City, State & Zip

(850) 386-2171  
Daytime Telephone number

jd@boydlaw.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  
Bianco Partition Homeowners Association, Inc.**

The undersigned Incorporator hereby files these Articles of Incorporation, incorporating Bianco Partition Homeowners Association, Inc., ("**Association**") as a not-for-profit corporation under the laws of Florida.

**Article 1. Name and Address**

The name of the Association is "Bianco Partition Homeowners Association, Inc." Association's initial address is:

5260 Shannon Lakes Drive  
Tallahassee, Florida 32309

Association may change its registered address by making the appropriate filing with the Florida Secretary of State.

2017 APR 13 PM 9:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Article 2. Nature of Business**

The purpose of the Association is the maintenance and management of the property subject to the Declaration of Covenants, Restrictions, and Easements for Bianco Limited Partition ("**Declaration**"), the performance of all duties outlined in the Declaration, and the performance of all duties required by Chapter 720, Florida Statutes. Company is permitted to engage in all lawful acts for which corporations are permitted to engage in Florida, provided those acts are in furtherance of Company's obligations under the Declaration.

**Article 3. Members**

The members of the Association will be the record title owners of lots in the Bianco Limited Partition from time to time. An owner, by acceptance of a deed conveying title to a lot, will automatically become a member of the Association. Each member will retain the membership until he or she no longer owns a lot, at which time the membership will terminate and will transfer to the new owner of the lot.

**Article 4. Voting**

On all matters upon which the membership is entitled to vote under the Declaration, these Articles, or the Bylaws, there will be one vote for each lot, which vote will be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one lot will be entitled to one vote for each lot owned.

**Article 5. Term of Corporate Existence**

The Association will exist upon the filing of these Articles and will perpetually exist thereafter unless dissolved in accordance with the Bylaws or by operation of law.

### **Article 6. Registered Agent**

The name and address of Association's initial Registered Agent is:

James M. Durant, Jr.  
1407 Piedmont Drive East  
Tallahassee, Florida 32308

Association may change its Registered Agent by making the appropriate filing with the Florida Secretary of State.

### **Article 7. Board of Directors**

Association will be managed by a Board of Directors consisting of at least one person. The number of people comprising the Board of Directors will be determined in accordance with the Declaration and Association's Bylaws.

### **Article 8. Initial Board of Directors**

The initial Board of Directors consists of one member. The name and street address of the member of the initial Board of Directors of the Company, who will hold office until a new members of the Board of Directors are elected or selected in accordance with the Declaration:

**Antonio Bianco**

### **Article 9. Officers**

Association's Board of Directors will designate a President, a Secretary, and a Treasurer, each of whom must be a member of the Board of Directors. Any two or more offices may be held by the same person. Officers will be selected in accordance with Association's Bylaws.

### **Article 10. Incorporator**

The name and address of Association's Incorporator is:

**Antonio Bianco**  
5260 Shannon Lakes Drive  
Tallahassee, Florida 32309

### **Article 11. Amendments**

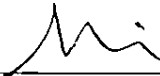
These Articles of Incorporation may only be amended in accordance with the Declaration and Association's Bylaws.

These Articles of Incorporation are being executed by Association's duly-appointed Incorporator.

These Articles of Incorporation are being executed by Association's duly-appointed Incorporator.

I submit this document and affirm that the facts stated herein are true. I am aware that the 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.


Incorporator



By: Antonio Bianco

Having been named as Registered Agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

Registered Agent

  
By: James M. Dukart, Jr.