

Division of Corporations

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Email Address: CHRIS@LACOURANDCOMPANY.COM**FLORIDA PROFIT/NON PROFIT CORPORATION**
Ormond Renaissance Condominium Association, Inc.

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ARTICLES OF INCORPORATION
OF
ORMOND RENAISSANCE CONDOMINIUM ASSOCIATION, INC.

(A Corporation not for profit under the laws of the State of Florida)

The undersigned hereby associate themselves into a corporation not for profit under Chapter 817, Florida Statutes, and certify as follows:

ARTICLE 1.
NAME

The name of the corporation shall be Ormond Renaissance Condominium Association, Inc. For convenience the corporation shall be referred to in this instrument as the "Master Association."

ARTICLE 2.
PURPOSE

2.1 The purpose for which the Master Association is organized is to provide an entity for the operation and management of Ormond Renaissance, a condominium (the "Condominium"), and to undertake the duties and acts incident to the administration, management and operation of said condominium.

2.2 The Master Association shall make no distributions of income to its members, directors or officers, being conducted as a non-profit organization for the benefit of its members.

ARTICLE 3.
POWERS

The Master Association shall have the following powers:

3.1 The Master Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Master Association shall have all of the powers and duties set forth in Chapter 718, Florida Statutes (the "Condominium Act"), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration, as it may be amended from time to time, including but not limited to the following:

a. To make and establish reasonable rules and regulations governing the use of the Common Elements of the Condominium.

b. To make and collect assessments against members of the Master Association as Unit owners to defray the costs, expenses and losses of the Condominium, including, but not limited to the costs of maintenance and operation of the surface water or stormwater management system.

c. To use the proceeds of assessments in the exercise of its powers and duties.

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d. To maintain, repair, replace, operate and manage the property comprising the Condominium, including the right to reconstruct improvements after casualty and to make further improvements to the Condominium Property.

e. To purchase insurance upon the Condominium Property and insurance for the protection of the Master Association.

f. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Master Association and the rules and regulations governing the use of the Condominium Property.

g. To contract for the management of the Condominium and to delegate to such contractors all powers and duties to the Master Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or membership of the Master Association.

h. To contract for the management or operation of portions of the Common Elements susceptible to separate management or operation.

i. To employ personnel to perform the services required for proper operation of the Condominium.

j. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Master Association pursuant to the Declaration of Condominium aforementioned.

k. To sue or be sued with respect to the exercise or non-exercise of its powers.

l. To grant easements in the Common Elements for access to the Condominium Property to those providing service to the Common Elements or to the Units, and to grant utility and other public easements to utility companies, governmental agencies, and other public companies which serve the Condominium Property.

3.3 All funds and the titles of all properties acquired by the Master Association and their proceeds shall be held for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

3.4 The powers of the Master Association shall be subject and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-Laws.

3.5 The Master Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District permit no. 136825-3 requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the surface water or stormwater management system.

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ARTICLE 4.
MEMBERS

The qualification of the members, the management of their admission to membership and termination of such membership, and voting by members shall be as follows:

4.1 The members of the Master Association shall consist of all the record title owners of Units in Ormond Renaissance I, a condominium, Ormond Renaissance II, a condominium and Ormond Renaissance III, a condominium (collectively the "Residential Condominiums"). No other persons or entities shall be entitled to membership except as provided in Paragraph 4.5 of this Article 4. After termination of the Condominium, the members of the Master Association shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 Change of membership in the Master Association shall be established by recording in the public records of Volusia County, Florida, a deed or other instrument establishing a record title to a Unit in one of the the Residential Condominiums. The owner or owners designated by such instrument thus becomes a member of the Master Association and the membership of the prior owner is terminated. The Master Association may require delivery to the Master Association of a true copy of the recorded deed as a condition of permitting a member to vote and to use the Common Elements.

4.3 The interest of a member in the funds and assets of the Master Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a Unit in one of the Residential Condominiums. The funds and assets of the Master Association belong solely to the Master Association subject to the limitation that same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws which may be hereafter adopted.

4.4 On all matters upon which the membership shall be entitled to vote, there shall be one vote appurtenant to each Unit in one of the Residential Condominiums, which vote shall be exercised or cast in the manner provided in the By-Laws of the Master Association.

4.5 Until such time as the Declaration of Condominium is recorded, the membership of the Master Association shall be comprised of the subscribers of these Articles, each of whom shall be entitled to cast one (1) vote on all matters on which the membership shall be entitled to vote.

ARTICLE 5.
PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and the mailing address of the Master Association shall be located at 220 Charles Street, Port Orange, FL 32129, but the Master Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE 6.
DIRECTORS

6.1 The affairs of the Master Association will be managed by a Board consisting of
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not less than three (3) nor more than nine (9) directors. The number of members of the Board of Directors shall be as provided from time to time by the By-Laws of the Master Association, and in the absence of such determination shall consist of three (3) directors. The qualifications for directors shall be as set forth in Article IV, Section 1 of the By-Laws.

6.2 Directors of the Master Association shall be selected and designated at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

6.3 The names and addresses of the members of the Board of Directors who shall hold office until their successors have qualified, are as follows:

Ernest V. LaCour	220 Charles Street Port Orange, FL 32129
Josif Atanasoski	1800 N. U.S. Hwy 1 Ormond Beach, FL 32174
George Atanasoski	1800 N. U.S. Hwy 1 Ormond Beach, FL 32174
Christina Myers	220 Charles Street Port Orange, FL 32129

6.4 The Board of Directors shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries, and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE 7 **OFFICERS**

The affairs of the Master Association shall be administered by the officers who shall be appointed by and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board or Directors are as follows:

<u>NAME and TITLE</u>	<u>ADDRESS</u>
Ernest V. LaCour - President	220 Charles Street Port Orange, FL 32129
Josif Atanasoski, Vice President/Secretary	1800 N. U.S. Hwy 1 Ormond Beach, FL 32174
George Atanasoski, Vice President/Treasurer	1800 N. U.S. Hwy 1 Ormond Beach, FL 32174

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ARTICLE 8.
INDEMNIFICATION

Every director and every officer of the Master Association shall be indemnified by the Master Association, to the extent the Master Association is insured, against all expenses and liabilities, including reasonable attorneys' fees, incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part, in which he may become involved by reason of his being or having been a Director or officer of the Master Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approved such settlement and reimbursement as being for the best interests of the Master Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 9.
BY-LAWS

The first By-Laws of the Master Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE 10.
TERM

The effective date upon which this Master Association shall come into existence shall be the date of subscription and acknowledgment of these Articles, and it shall exist perpetually thereafter unless dissolved according to law.

ARTICLE 11.
AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

11.1 A Resolution for the adoption of a proposed amendment may be proposed by the Board of Directors or any owner of a unit in one of the Residential Condominiums whether meeting as members or by instrument in writing signed by them.

11.2 Upon any amendment or amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Master Association or other officer of the Master Association in the absence of the President, who shall thereupon call a special meeting of the members of the Master Association for a day no sooner than ten (10) days nor later than sixty (60) days from the receipt from him of the proposed amendment or amendments. It shall be the duty of the secretary to give each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed to or presented personally to each member not less than seven (7) nor more than thirty (30) days before the date set for such

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meeting. If mailed, such notice shall be assumed to be properly given when deposited in the United States Mail, addressed to the member at his post office address as it appears on the records of the Master Association as of the date of mailing. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of two-thirds (2/3) of the members of the Master Association in order for such amendment or amendments to become effective.

A copy of each amendment after it has become effective, shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the public records of Volusia County, Florida, promptly after the same are so registered.

11.3 Unit Owners may vote in person or by proxy (using the limited proxy form required by Section 718.112(2)(b)2, Florida Statutes) at any meeting held to consider any amendment or amendments of these Articles of Incorporation. The proxy form, signed by the Unit Owner(s) must be delivered to the Secretary of the Master Association at or prior to such meeting.

11.4 In the alternative, an amendment may be made by an agreement executed by all the record owners of all units with the formality required for a deed.

11.5 No amendment shall make any changes in the qualification for membership, nor any change in Section 3.3 of Article 3 hereof without approval in writing of all members and the joinder of all record owners of mortgages upon the Residential Condominiums. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. No amendment shall make any changes in the voting rights of members unless the members whose rights are affected and the holders of mortgages encumbering their units consent in writing to such change.

ARTICLE 12. **INCORPORATOR**

The name and address of the Incorporator of these Articles of Incorporation is as follows:

NAME

Jeffrey P. Brock

ADDRESS

444 Seabreeze Blvd., Suite 900
Daytona Beach, FL 32118

ARTICLE 13. **DISSOLUTION AND SUCCESSOR ENTITIES**

The Master Association may be dissolved only with the consent in writing by the Owners and holders of all mortgages and liens on any lots, and by two-thirds (2/3) of the voting Members. In the event of the dissolution of the Master Association, or any successor entity thereto, other than incident to a merger or consolidation, any property dedicated or conveyed to the Master Association shall be transferred to either a successor entity or an appropriate governmental agency or public body to be used for purposes similar to those for which this Master Association was created. In the event that such dedication is refused acceptance, such

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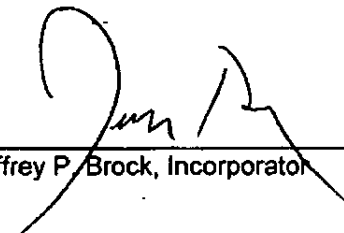
assets shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. In the event of termination, dissolution or liquidation of the Master Association, the responsibility for the operation and maintenance of the surface water and storm water management system must be transferred to and accepted by an entity which complies with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE 14.
REGISTERED AGENT

The initial registered office of this Corporation shall be 444 Seabreeze Blvd., Suite 900, Daytona Beach, FL 32118, and the initial registered agent of this corporation at such office shall be Seabreeze Corporate Services, LLC, who upon acceptance shall comply with the provisions of Section 617.0501, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

Incorporator submits this document and affirms that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in §817.155, F.S.

Dated this 4th day of May, 2017.



Jeffrey P. Brock, Incorporator

ACCEPTANCE BY REGISTERED AGENT

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.

Seabreeze Corporate Services, LLC

By 

Jeffrey P. Brock, Manager

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