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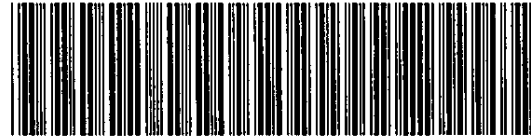
(Business Entity Name)

(Document Number)

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06/16/17--01004--016 **70.00

OFFICE OF
RECORDS &
ADMINISTRATION
FLORIDA

17 MAY 16 PM 2:05

FILED

06/19/17

COVER LETTER

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

SUBJECT: 6450 Sunshine 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: Bryan Hawks
Name (Printed or typed)

138 Simonton Street
Address

Key West, FL 33040
City, State & Zip

305 296 7227
Daytime Telephone number

Bryan@smithHawks.com
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
OF
6450 SUNSHINE HOMEOWNERS ASSOCIATION, INC.
(a not for profit corporation)

RECEIVED
17 MAY 16 PM 2:05
CLERK OF COURT
MONROE COUNTY, FLORIDA

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the Corporation is 6450 SUNSHINE HOMEOWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II - TERM OF EXISTENCE

The period of the duration of the Association is perpetual, unless dissolved according to law.

ARTICLE III - PURPOSE

The purposes for which this Association is organized are the following:

1. To promote the health, safety and social welfare of the Owners of all Residential Units located within "6450 Sunshine" (the "Development") that are, or hereafter may be, subject to the terms of the "Declaration of Protective Covenants, Restrictions and Easements of 6450 Sunshine" ("Declaration") to be recorded in the Public Records of Monroe County, Florida. Any term not defined herein shall have the meaning set forth in the Declaration.
2. To maintain all neighborhood Common Properties for which the obligation to maintain and repair has been delegated to the Association.
3. To carry out all of the duties and obligations assigned to it under the terms of the Declaration.
4. The Association shall levy and collect adequate assessments against the members of the Association for the cost of maintenance and upkeep of the Common Properties and other property owned or maintained by the Association.

5. To operate without profit and for the sole and exclusive benefit of its members.

ARTICLE IV – POWERS

In carrying out its purposes, the Association shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

1. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any and all other acts necessary or expedient for carrying on any and all of the activities of the Association and pursuing any and all of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.
2. To operate and maintain all property of the Association, including all Common Properties subject to this Declaration.
3. To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the Association is organized, either alone or in cooperation with other corporations, firms, or individuals, and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the Association.
4. To make and collect assessments against property owners in the Development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to, the defraying of costs and expenses of carrying out its purposes.
5. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.
6. To do and perform any obligations imposed upon the Association by law or by any permit or authorization for any unit of local, regional, state, or federal government, and to enforce by any

legal means the provisions of these articles, the Declaration, the by-laws, rules and regulations, and any restrictions affecting the Development.

7. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.
8. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

ARTICLE V - MEMBERSHIP

The members of this Association shall consist of all owners of Residential Units that are made subject to the provisions of the Declaration. Owners of such Residential Units shall automatically become members upon acquisition of the fee simple title to their respective Residential Unit.

Rights of such members to vote, hold office as a director or officer of the Association, or otherwise exercise any rights of membership may be limited, as provided in the by-laws, to those persons who have paid all annual dues and assessments and are otherwise in good standing pursuant to the by-laws.

ARTICLE VI - REGISTERED OFFICE AND AGENT

The initial registered office of the Association is 720 Prado Circle, Key West, FL 33040. The name of its initial registered agent at such address is Ivan Urbay, who, by signing these Articles of Incorporation, accepts appointment as such and acknowledges that he is familiar with the obligations of that position.

ARTICLE VII - PRINCIPAL OFFICE

The principal office of the Association is 720 Prado Circle, Key West, FL 33040 and the mailing address of the Association is the same.

ARTICLE VIII - BOARD OF DIRECTORS

The Association shall have a Board of Directors which shall consist of two (2) persons. The names and addresses of the persons who shall serve as initial members are:

<u>NAME</u>	<u>ADDRESS</u>
IVAN URBAY	720 Prado Circle Key West, FL 33040
OMAIRA URBAY	720 Prado Circle Key West, FL 33040

The Board of Directors shall be elected in the manner provided in the by-laws of the Association.

ARTICLE IX - ORGANIZATIONAL FORM

The Association is organized upon a non-stock basis.

ARTICLE X --DISPOSITION OF ASSETS UPON DISSOLUTION

No part of the income of the Association shall be distributable to its members, directors, or officers either during the existence of the Association or upon its dissolution; provided, however, that upon dissolution the assets of the Association shall be transferred to a successor entity or to the then property owners in the Development in such a manner as to assure that the Common Properties, and all other property owned by the Association for the benefit of the property owners, shall be used for the benefit of the several property owners in the Development.

ARTICLE XI - BY-LAWS AND AMENDMENT OF ARTICLES OF INCORPORATION

By-laws will be adopted and may be amended by the directors or members consistent with these Articles of Incorporation and any declaration of protective covenants and restrictions affecting the Development. Amendments to these Articles of Incorporation may be adopted by the directors or members in the manner permitted by law.

ARTICLE XII - INITIAL CONTROL BY DECLARANT

Any other provisions in these articles to the contrary notwithstanding, Ivan Urbay and Omaira Urbay, or their successors in interest, (herein "Declarant") shall maintain initial control of the Development until Declarant has relinquished control to this Association, or relinquishes such rights or ceases to be the owner of any tract in the Development.

ARTICLE XIII - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

NAME

BRYAN HAWKS

ADDRESS

138 Simonton Avenue
Key West, FL 33040

IN WITNESS OF, the undersigned incorporator has executed these Articles of Incorporation, this 15th day of June, 2017.


BRYAN HAWKS

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th day of June, 2017, by BRYAN HAWKS, the incorporator named in the forgoing Articles of Incorporation, who is personally known to me.

(NOTARIAL SEAL)




Notary Public, State of Florida

Tiffany Garcia
(print of type name)

My Commission Expires: 7/7/17

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

REGISTERED AGENT

The **name and Florida street address** (P.O. Box NOT acceptable) of the registered agent is:

Name: Ivan Urbay

Address: 720 Peado Circle

Key West, FL 33040

INCORPORATOR

The **name and address** of the Incorporator is:

Name: Bryan Hawks

Address: 138 Simonton Street

Key West, FL 33040

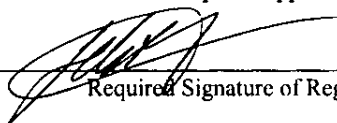
EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

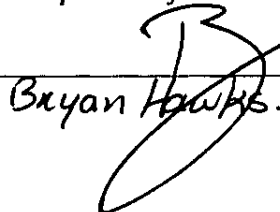
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity



Required Signature of Registered Agent

6-15-17
Date

I submit this document and affirm 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 s.817.155, F.S.



Required Signature of Incorporator

6/15/17
Date