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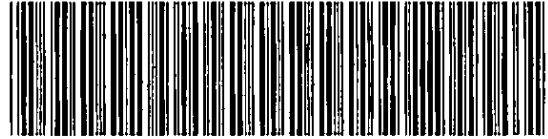
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COVER LETTER

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

SUBJECT: BRIGHTON ESTATES 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: AHMAD GHANDOUR
Name (Printed or typed)

105 GREEN LEAF LANE
Address

ALTAMONTE SPRINGS - FL. 32714
City, State & Zip

407 325-5524
Daytime Telephone number

Sunteebuilders@gmail.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

BRIGHTON ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporators, desiring to form a not-for-profit corporation under the provisions of Chapter 617 of the laws of the State of Florida, do hereby adopt the Articles of Incorporation:

ARTICLE I

Name and Principal Address

The name of this corporation shall be **BRIGHTON ESTATES HOMEOWNERS ASSOCIATION, INC.** (sometimes hereinafter referred to as "Association" and "Corporation"), and its principal address shall be 105 Green Leaf Lane – Altamonte Springs, Florida 32714. The Corporation may maintain offices and transact business in such other places within or without the State of Florida as may be from time to time designated by the Board of Directors.

ARTICLE II

Term and Commencement

This Corporation shall have perpetual existence unless dissolved according to law. Corporate existence shall commence with the filing of these Articles with the Secretary of State.

ARTICLE III

Purposes

The purposes for which this Corporation is organized are:

1. To promote health, safety, and social welfare of the Owners of Property within that area referred to as BRIGHTON ESTATES SUBDIVISION in the Declaration of Covenants, Conditions and Restrictions of BRIGHTON ESTATES SUBDIVISION to be recorded in the Public Records of Seminole County, Florida (the "Declaration").
2. To own and maintain, repair and replace the general and Common Areas in and benefiting BRIGHTON ESTATES SUBDIVISION for which the obligation to maintain and repair has been delegated and accepted.
3. To control the specifications, architecture, design, appearance, conditions of structures constructed, placed or permitted to remain in BRIGHTON ESTATES SUBDIVISION, as well as the alteration, improvement, addition and change thereto.
4. To make and establish reasonable rules and regulations governing the use of the Lots and Common Areas in accordance with the terms as may be defined in the Declaration.
5. To levy and collect assessments against members of the Corporation to defray the

common expenses of the maintenance and operation of the Common Areas as may be provided in the Declaration and in the Bylaws of this Corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing, and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the operation and maintenance of the Common Areas and in accomplishing the purposes set forth in the Declaration.

6. To enforce the provisions of the Declaration and these Articles, the Bylaws of the Corporation, which may be hereafter adopted, and the rules and regulations governing the use of the Common Areas as the same may be hereafter established.
7. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the Corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational facilities, whether or not contiguous to lands in this Subdivision, to provide enjoyment, recreation, or other use to benefit to the owners of the property within this Subdivision, all as may be deemed by the Board of Directors to be in the best interests of the Corporation.
8. To exercise, undertake and accomplish all of the rights, duties, and obligations, which may be granted to or imposed upon the Corporation pursuant to the Declaration.
9. To levy and collect adequate assessments against members of the Association for the costs of operation, maintenance and repair of the surface water of storm water management systems, including but not limited to, work within retention areas, drainage structures and drainage easements.
10. To acquire (by gift, purchase or otherwise) own, hold, improve, building upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
11. To borrow money, and with the assent of the representatives of two-thirds (2/3rds) of each class of Members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
12. To dedicate, sell or transfer all of or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication, sale or transfer shall be effective unless an instrument has been signed by the representatives of two-thirds (2/3rds) of each class of Members, agreeing to such dedication, sale or transfer. However, there shall be no requirement of participation by or agreement of the Members in the event the dedication, sale or transfer is incidental to a replatting of any portion of the Common Property.
13. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area.
14. To sue and be sued in a court of law.

15. To have and exercise any and all powers, rights, and privileges which a corporation as organized under the Non-Profit Corporation Laws of the State of Florida by law may now or hereafter have or exercise.
16. To provide or provide for private security, storm water retention/detention, the responsibility for which has been or may be accepted by the Association, and the capital improvements and equipment related thereto, in BRIGHTON ESTATES SUBDIVISION.
17. To provide, purchase, acquire, replace, improve, maintain, and repair such real property, buildings, structures, street lights, and other structures, landscaping, paving and equipment, both real and personal, related to the health, safety, and social welfare of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and convenient, including the authority to convey Association property to any appropriate governmental entity for the purpose of establishing municipal service taxing districts.
18. To operate without profit for the sole exclusive benefit of its members.
19. To perform all of the functions contemplated by the Association, and undertaken by the Board of Directors of the Association, in the Declarations of Covenants, Conditions, and Restrictions of BRIGHTON ESTATES SUBDIVISION, hereinabove described, as same may be amended from time to time.
20. To engage the services of attorneys, accountants, management and other professionals as required ensuring proper operation of the community known as BRIGHTON ESTATES SUBDIVISION.
21. None of the purposes shall be for pecuniary profit, including the performance of any of the purposes.
22. To have and exercise all powers conferred on a corporation organized under the Florida Not For Profit Corporation Act as currently in effect and as it may be amended, including without limitation all powers necessary or convenient to effect any or all purposes for which the corporation is organized.

ARTICLES IV

The qualifications for members and the manner of their admission and expulsion shall be as regulated by the bylaws.

ARTICLE V

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and which bylaws may be altered or rescinded by the Board of Directors as said Bylaws may provide.

ARTICLE VI

Indemnification

In addition to any rights and duties under applicable law, the Corporation shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorney fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

ARTICLE VII

Amendment

This Corporation reserves the right to amend or repeal any provisions contained in these articles of incorporation, or any amendment hereto, and any right conferred upon the members in subject to this reservation.

ARTICLE VIII

Headings and Captions

The headings or captions of these various articles of incorporation are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

ARTICLE IX

Board of Directors

The affairs of the Corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the Corporation shall be three (3). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the Bylaws of the Corporation. The members of the Board of Directors shall be elected as provided by the Bylaws of the Corporation, which provide for election of directors at the annual meeting to be held in accordance with the Bylaws. The first annual meeting shall be held at a time called by the Board. The Board of Directors shall be members of the Corporation or shall be authorized representatives, officers or employees or a corporate member of this Corporation.

Any vacancies in the Board of Directors occurring before the first election will be filled

by the remaining directors.

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

Director:	Ahmad Ghandour
Director:	Nabil Ghandour
Director:	Naseem Ghandour

ARTICLE X

Registered Office and Registered Agent

The initial registered office of this Corporation shall be located at 105 Green Leaf Lane – Altamonte Springs, Florida 32714 and the initial registered agent of the Corporation shall be Ahmad Ghandour or Nabil Ghandour. The Corporation may change its registered agent or the location of its registered agent, or both, from time to time without amendment of these Articles.

ARTICLES XI

Officers

The Board of Directors shall elect a President, Vice-President, and Secretary/Treasurer. The President, Vice-President and Secretary/Treasurer shall be elected from among the membership of the Board of Directors. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice-President shall not be held by the same person, nor shall the office of President and Secretary/Treasurer be held by the same person.

The affairs of the Corporation shall be administered by the officers designated in the Bylaws of this Corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the Common Areas of the Corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Corporation or a Director of the Corporation. No officer shall act or perform any act which is not prescribed by these Articles and the Bylaws, as amended from time to time, and not in keeping with the

policies promulgated by the Board of Directors, the officers or professional managers.

The names and addresses of the officers who will serve until their successors are designated as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President:	Ahmad Ghandour	105 Green Leaf Lane Altamonte Springs, Fl 32714
Vice President:	Nassem Ghandour	105 Green Leaf Lane Altamonte Springs, Fl 32714
Secretary/Treasurer:	Nabil Ghandour	105 Green Leaf Lane Altamonte Springs, Fl 32714

ARTICLE XII
FHA/VA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Department of Housing and Urban Development, Federal Housing Administration or Veteran's Administration (as applicable); annexation of additional properties, mergers, and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XII
Dissolution

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for one or more of the purposes of the corporation to the federal government or to a state or local government, for a public purpose. Any assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for one or more of the purposes of the corporation.

Upon dissolution, the responsibility for the operation and maintenance of the surface water or storm water management systems must be transferred to and accepted by an

entity which would comply with Rule 40C-42.027, Florida Administrative Code, and be approved by the St. John's River Water Management District prior to such dissolution, termination or liquidation.

ARTICLE XIV

Incorporator

The name and address of the incorporator of the corporation is as follows:

AHMAD GHANDOUR

105 Green Leaf Lane

Altamonte Springs, Fl 32714

IN WITNESS WHEREOF, I, the undersigned incorporator, have executed these Articles of Incorporation this 20th day of APRIL, 2018


AHMAD GHANDOUR

**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE SERVICE OF
PROCESS WITHIN FLORIDA AND REGISTERED AGENT UPON WHOM
PROCESS MAY BE SERVED**

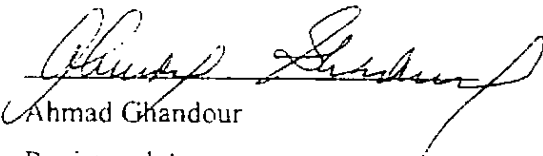
In compliance with Sections 48.091 and 617.0503, Florida Statutes, the following is submitted:

BRIGHTON ESTATES SUBDIVISION Homeowner's Association, Inc. (the "Corporation"), desiring to organize as a Florida corporation not for profit, has named and designated Ahmad Ghandour as its Registered Agent to accept service of process within the State of Florida with its registered office located at 105 Green Leaf Lane Altamonte Springs, Florida 32714.

ACKNOWLEDGMENT

Having been named as Registered Agent for the Corporation at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of Section 617.0503, Florida Statutes, as the same may apply to the Corporation; and I further agree to comply with the provisions of Section 48.091, Florida Statutes, and all other statutes, all as the same apply to the Corporation relating to the proper and complete performance of my duties as Registered Agent.

Dated the 20th day of APRIL, 2018


Ahmad Ghandour
Registered Agent