

2018/06/07 08:03:04 3 /7

6/7/2018

N18000006249

Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H18000171782 3)))



H180001717823ABC2

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : AKERMAN LLP - ORLANDO
Account Number : 076656002425
Phone : (407)423-4000
Fax Number : (407)843-6610

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: chaley@picermeFL.com

RECEIVED

2018 JUN -7 AM 9:01

COMMERCIAL
SERVICES

FLORIDA PROFIT/NON PROFIT CORPORATION
Brightman Boulevard Property Owners Association, Inc

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

18 JUN -7 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

D O'KEEFE

JUN 08 2018

H18000171782 3

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

18 JUN -7 AM 10:42

FILED

**ARTICLES OF INCORPORATION
OF
BRIGHTMAN BOULEVARD PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I
NAME**

The name of this corporation shall be BRIGHTMAN BOULEVARD PROPERTY OWNERS ASSOCIATION, INC. (the "**Association**").

**ARTICLE II
DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation ("**Articles**") with the State of Florida Department of State. The Association shall have perpetual existence.

**ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in that certain Declaration of Easement recorded in Official Records Book 18163, Page 100, in the Public Records of Duval County, Florida, as same may from time to time be amended and/or supplemented (the "**Declaration**") including, without limitation, the ownership and maintenance of the Roadway Parcel and any improvements installed therein. Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Declaration. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, Florida Not For Profit Corporation Act (the "**Act**"), subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Declaration. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Declaration and/or the Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Roadway Parcel and any improvements installed therein; (ii) the levy and collection of assessments for costs related to ownership, use, repair, maintenance and replacement of said Roadway Parcel and any improvements installed therein; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Declaration and/or under the Act. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Roadway Parcel and any improvements installed therein. The assessments shall be used for the ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Roadway Parcel and any improvements installed therein.

**ARTICLE IV
PRINCIPAL OFFICE**

The street address of the initial principal office and mailing address of the Association is 247 North Westmonte Drive, Altamonte Springs, Florida 33324.

H18000171782 3

H18000171782 3

ARTICLE V
REGISTERED OFFICE AND AGENT

CT Corporation, whose address is 1200 South Pine Island Road, Plantation, Florida 33324, is hereby appointed the registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
MEMBERSHIP

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration and the Bylaws shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Governing Documents, any Rules and Regulations, and the Act.

ARTICLE VII
VOTING RIGHTS

A Member's right to vote in Association matters shall vest as set forth in the Declaration and the Bylaws. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board, who shall be appointed or elected pursuant to the provisions of the Bylaws. The number of Directors constituting the initial Board shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Bylaws are:

<u>Name:</u>	<u>Address:</u>
Robert M. Picerno	247 North Westmonte Drive Altamonte Springs, FL 32714
Richard R. Haley	247 North Westmonte Drive Altamonte Springs, FL 32714
Ed Wernicke	247 North Westmonte Drive Altamonte Springs, FL 32714

ARTICLE IX
AMENDMENT

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

H18000171782 3

H18000171782 3

ARTICLE X
BYLAWS

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

ARTICLE XI
INCORPORATOR

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

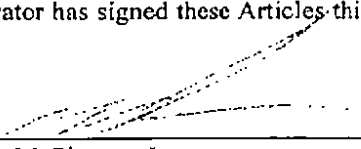
Name:

Address:

Robert M. Picrne

247 North Westmonte Drive
Altamonte Springs, Florida 32714

IN WITNESS WHEREOF, the undersigned Incorporator has signed these Articles this 21 day of May, 2018.


Robert M. Picerne, Incorporator

FILED
18 JUN -7 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H18000171782 3

H18000171782 3

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

Brightman Boulevard Property Owners Association, Inc., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 247 North Westmonte Drive, Altamonte Springs, Florida 32714, has named CT Corporation System, located at the above-registered office, as its registered agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT:

Having been named as registered agent for the above-stated Corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all laws applicable to the performance of such office.


Name: Donna Peterson-Riggs, Asst. Secretary

Dated: June 6, 2018

FILED
18 JUN -7 AM 10:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H18000171782 3