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**FLORIDA PROFIT/NON PROFIT CORPORATION
N3 CAPITAL GROUP CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION
(NOT FOR PROFIT)
OF
N3 CAPITAL GROUP CONDOMINIUM ASSOCIATION, INC.,
a Florida Not for Profit Corporation organized under the laws of the State of
Florida**

The undersigned subscribers to these Articles of Incorporation, each competent as an incorporator pursuant to the provisions of sections 617.02011, Florida Statutes, desiring to associate for the purpose of forming a Florida Not-for-Profit Corporation pursuant to the laws of the State of Florida, do hereby certify as follows:

**ARTICLE 1
DEFINITIONS**

1.1 All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration of Condominium for N3 Capital Group Condominium ("Declaration"), to be recorded in the Official Records of Volusia County, Florida.

**ARTICLE 2
NAME OF THE CORPORATION**

2.1 The name of the Corporation is and shall be:

**N3 CAPITAL GROUP CONDOMINIUM ASSOCIATION, INC. a
Florida Not for Profit Corporation (the "Association").**

**ARTICLE 3.
GENERAL PURPOSE OF CORPORATION**

3.1 The general purpose for which this Corporation is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (the "Condominium Act") for the management and operation of N3 Capital Group Condominium, which is to be created pursuant to the provisions of the Condominium Act. The Corporation does not contemplate any pecuniary profit.

**ARTICLE 4.
PRINCIPAL OFFICE and MAILING ADDRESS**

4.1 The principal office and mailing address of this Corporation are:

1614 N. US Highway 1
Ormand Beach, FL 32174

**ARTICLE 5.
REGISTERED OFFICE AND REGISTERED AGENT**

5.1 The street address of the initial registered office of this Corporation in the State of Florida is:

479 Montgomery Place
Altamonte Springs, FL 32714.

5.2 The name of the initial Registered Agent at that address is:

Gulati Law, P.L., c/o Sarah Gulati, Esq.

**ARTICLE 6.
INCORPORATORS**

6.1 The name and address of the incorporator is:

NAME

ADDRESS

PATRICIA JOHNSON

479 Montgomery Place
Altamonte Springs, FL 32714
United States

**ARTICLE 7.
INITIAL BOARD OF DIRECTORS and/or OFFICERS**

7.1 The name and address of each person who is to serve as a member and/or officer thereof is as follows:

NAME OF DIRECTOR

ADDRESS

PATRICIA JOHNSON

479 Montgomery Place
Altamonte Springs, FL 32714
United States

FRED JOHNSON

479 Montgomery Place
Altamonte Springs, FL 32714
United StatesNAME OF PRESIDENTADDRESS

PATRICIA JOHNSON

479 Montgomery Place
Altamonte Springs, FL 32714
United States**ARTICLE 8.
BOARD OF DIRECTORS**

8.1 The number of Directors on the Board of Directors shall always be an odd number. Directors of the Association shall be elected at the meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws. The first election of Directors after the appointment provided above shall not be held until after the developer's control of the condominium has terminated. The initial Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. At each meeting thereafter, the members shall elect the appropriate number of directors for a term of three (3) years.

8.2 Any or all directors may be removed in accordance with the provisions of Section 617.0808, Florida Statutes.

**ARTICLE 9.
OFFICERS**

9.1 The Officers of this Corporation shall consist of a President, a Secretary and a Treasurer, each of whom shall be elected by the Board of Directors in the manner and at the time prescribed in the Bylaws of the Corporation. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors or chosen in such other manner as may be prescribed by the bylaws. Any two or more officers may be held by the same person.

**ARTICLE 10.
MEMBERSHIP**

10.1 The members of the Association shall consist of all Unit Owners, being the owners of the Condominium Units in N3 Capital Group Condominium. No person holding any lien, mortgage, or other encumbrance upon any Condominium Parcel shall by virtue of such lien, mortgage, or other encumbrance be a member of the Association.

10.2 Membership shall be acquired by recording, in the Public Records of Volusia County, Florida, a deed or other instrument establishing record title to a Condominium Unit in N3 Capital Group Condominium. Upon recordation, the Unit Owner designated by such deed or other instrument shall thereby be terminated.

10.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Condominium Parcel.

10.4 The owner of record for each Unit shall be entitled to the voting rights established by the Declaration.

**ARTICLE 11.
ACTION BY DIRECTORS WITHOUT A MEETING**

11.1 Any action which may be taken at a meeting of the directors or a committee thereof may be taken without a meeting, provided that a consent in writing setting forth the action so to be taken, signed by all of the directors or all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the board of directors or of the committee.

**ARTICLE 12.
AMENDMENT OF ARTICLES OF INCORPORATION**

12.1 These Articles of Incorporation may be amended at any time in accordance with the provisions of Section 617.1001, Florida Statutes. This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation. Articles may be amended at any time by a majority vote of the shareholders.

12.2 A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Volusia County, Florida.

**ARTICLE 13.
GENERAL POWERS**

13.1 This Corporation shall have all powers and privileges which a corporation of this nature, under the laws of the State of Florida, may legally exercise, which are not in conflict with the terms of the Condominium Act, the Declaration, these Articles of Incorporation or the Bylaws of the Association, including but not limited to all of those powers enumerated and set forth in Section 617.0302, Florida Statutes.

13.2 The association shall have all the powers and duties set forth in the Condominium Act and all the powers and duties set forth in the Declaration, these Articles of Incorporation, and the Bylaws of the Association.

**ARTICLE 14.
DURATION OF CORPORATE EXISTENCE**

14.1 This Corporation shall have perpetual existence unless dissolved sooner according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation with the Florida Department of State.

14.2 In the event of a permanent dissolution of the Association, the assets shall be conveyed to or dedicated to a similar no-profit corporation, association, trust, or other organization to be devoted to purposes similar to those for which this Association was created, or distributed to the Association's members and/or their successors in interest.

**ARTICLE 15
BYLAWS**

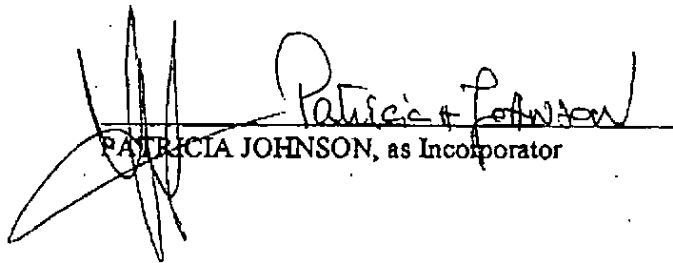
15.1 The original Bylaws of the Association shall be adopted by the initial Board of Directors; thereafter, amendment of said Bylaws shall be by the members in accordance with the provisions of said Bylaws.

**ARTICLE 16.
INDEMNIFICATION**

16.1 This Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law. No Officer or Director shall be personally liable for monetary damages to the Corporation or any other person for any statement, vote, decision, or failure to act, regarding

corporate management or policy, unless that Officer or Director breached or failed to perform his duties as an Officer or Director as provided by Fla. Stat. §617.0831.

IN WITNESS WHEREOF, the undersigned incorporator has hereunto, by setting his hand and seal, executed these Articles of Incorporation on this 5 day of September 2018.


PATRICIA JOHNSON, as Incorporator

**CERTIFICATE
DESIGNATING PLACE AND NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED
IN THE STATE OF FLORIDA
OF
N3 CAPITAL GROUP CONDOMINIUM ASSOCIATION, INC.,
a Florida Not for Profit Corporation organized under the laws of the State of
Florida**

In compliance with Fla. Stat. §48.091, the following is submitted:

That **N3 CAPITAL GROUP CONDOMINIUM ASSOCIATION, INC.,** a
Florida Not for Profit Corporation, desiring to organize under the laws of the
State of Florida, with its principal office, as indicated in the **ARTICLES OF
INCORPORATION**,

1614 N. US Highway 1
Ormand Beach, FL 32174

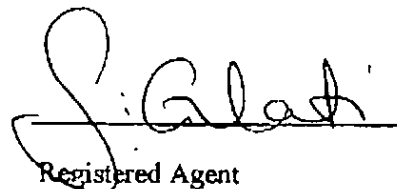
has named Gulati Law, P.L. c/o Sarah Gulati, Esq., at 479 Montgomery Place,
Altamonte Springs, Florida 32714, as its agent to accept service of process within
this State.


PATRICIA JOHNSON

ACCEPTANCE OF DESIGNATION BY REGISTERED AGENT

HAVING BEEN so named to accept service of process for the above
stated Corporation, at the place designated in this Certificate, I hereby accept to
act in this capacity. I further agree to comply with the provisions of all statutes
relating to the proper and complete performances of my duties, and I am familiar
with and accept the obligations of my position as Registered Agent, and agree to
comply with the provisions of said Act relative to keeping open said office.

Dated this 5 day of September, 2018.


Registered Agent