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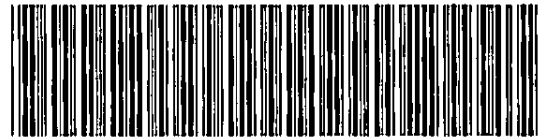
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STATE OF NEW YORK

PRESTON O. COCKEY, JR., P.A.

Attorney At Law

110 E. Madison Street
Suite 204
Tampa, Florida 33602

Tel: 813-275-5015
Fax: 813-275-5016
E-mail: gbarber@poclaw.com

September 19, 2018

VIA FEDERAL EXPRESS

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Articles of Incorporation Filing

To Whom It May Concern:

Please file the enclosed original Articles of Incorporation for the following:

1. Ocala Park Commons Property Owners Association, Inc.

Please forward us the certified copy of the Articles via fax to (813) 275-5016 AND return in the enclosed self-addressed stamped envelope. I have enclosed a check in the amount of \$78.75 for the filing of the Articles (\$35), the Registered Agent fee (\$35) and the Certificate of Status (\$8.75).

Please call me at (813) 275-5015 if you have any questions. Thank you.

Very truly yours,



Gina R. Barber, Legal Administrator
to Preston O. Cockey, Jr.

/grb
Enclosures

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
OCALA PARK COMMONS PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, in accordance with the provisions of Chapter 617, Florida Statutes, hereby makes, subscribes and acknowledges these Articles of Incorporation for the purpose of forming a not-for-profit corporation.

**ARTICLE I
CORPORATE NAME**

The name of the corporation is Ocala Park Commons Property Owners Association, Inc. (the "Association").

**ARTICLE II
PURPOSES AND POWERS**

The Association does not contemplate pecuniary gain profit, direct or indirect to its Members, and its primary purposes are:

A. To administer and enforce, within the Ocala Park Commons, a commercial development located in Marion County, Florida (the "Property"), the Declaration of Covenants, Conditions, Easements and Restrictions For Ocala Park Commons, which will be recorded in the Public Records of Marion County, Florida (the "Declaration"); and

B. To operate, maintain, repair and replace the Common Infrastructure Improvements as described in the Declaration, including the Stormwater Facilities and the FDOT Relocated Pond (as defined in the Declaration) located on the Property, and to contract with others to provide such services; and

C. To establish, levy, collect, and enforce payment of all assessments and charges pursuant to the terms and provisions of the Declaration, these Articles, or the Bylaws of the Association, and to use the proceeds thereof in the exercise of its powers and duties; and

D. To pay all expenses in connection with, and incident to, the conduct of the business and affairs of the Association; and

E. To own and convey property and property interests, including easements; and

F. To borrow money; and

G. To sue or be sued; and

H. To establish rules and regulations as permitted in the Declaration; and

I. To contract for services, purchase supplies and materials and to otherwise exercise the powers granted to the Association under the Declaration and conferred by law

including Chapter 617, Florida Statutes, or which may be necessary or incidental to any of the above powers.

ARTICLE III DURATION

The term for which the Association is to exist is perpetual unless the Association is dissolved pursuant to any applicable provision of the Florida Statutes. Any dissolution of the Association shall comply with the Declaration. Specifically, if the Association is dissolved, the control and access to the property containing the Stormwater Facilities and the FDOT Relocated Pond (as described in the Declaration) shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the rights to maintain the Stormwater Facilities and the FDOT Relocated Pond shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE IV MEMBERS

The Members of the Association shall be all owners of Parcels within the Property (as defined in the Declaration).

ARTICLE V INCORPORATOR

The name and address of the incorporator of these Articles is:

Carlos A. Yepes	6654 – 78 th Avenue North Pinellas Park, FL 33781
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The address of the initial principal office of the corporation is: 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

ARTICLE VI BOARD OF DIRECTORS

The corporation shall be governed by a Board of Directors (the "Board") consisting initially of three (3) persons. Directors shall be selected and removed as provided in the Bylaws of the Association (the "Bylaws"). A vacancy on the Board shall be filled by the majority vote of the remaining Directors. The initial Directors shall be:

Carlos A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781
Christian A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781
Luz Elena Plaza	6654 – 78th Avenue North Pinellas Park, Florida 33781

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STATE OF FLORIDA

ARTICLE VII OFFICERS

The affairs of the Association are to be managed by a President, one or more Vice-Presidents, a Secretary, a Treasurer and such other Officers as the Bylaws may provide for from time to time. Officers shall be elected annually by the Board at the first meeting of the Board following the annual meeting of the corporation and shall hold office until the next succeeding annual election of Officers or until their successors are elected and qualify. In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board. Pursuant to Chapter 617, Florida Statutes, the same individual may simultaneously hold more than one office in the corporation.

ARTICLE VIII MEMBERSHIP

The Association shall have one class of membership, which shall be the Owners as defined in the Declaration, each of which shall be entitled to certain voting rights and numbers of votes, all as more fully set forth in the Declaration. When more than one (1) person holds an ownership interest in a Parcel, all such persons shall be Members and a vote for such Parcel shall be exercised as those owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Parcel's vote shall be suspended in the event more than one (1) person seeks to exercise it.

ARTICLE IX STOCK; DISTRIBUTIONS; COMPENSATION

The Association shall never have or issue any shares of stock, nor shall the Association distribute any part of the income of the Association, if any, to its Members, Directors or Officers. However, the Association shall not be prohibited from reasonably compensating its Members, or Directors or Officers for services rendered in capacities other as Member, Director or Officer, nor shall the Association be prohibited from making any payments or distributions to Members of benefits, monies or properties permitted by Chapter 617, Florida Statutes.

ARTICLE X ADDITIONAL POWERS

The Association shall have all the powers set forth and described in Chapter 617, Florida Statutes (as presently existing or as may be amended from time to time), these Articles of Incorporation, and the Bylaws. The functions and services which the Association is authorized to carry out or to provide may be added to or reduced at any time upon the affirmative vote of a majority of the Board, so long as such addition or reduction is not inconsistent with the requirements of the Declaration, these Articles, or the Bylaws.

ARTICLE XI INDEMNIFICATION

The Association shall indemnify all persons who may serve or who have served at any time as Directors or Officers and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgments, counsel fees and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party of which may be asserted against any of them, by reason of having been a Director or Officer of the Association, except in such cases where the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Such indemnification shall be in addition to any rights to which such Director or Officer may otherwise be entitled.

ARTICLE XII TRANSACTIONS WITH INTERESTED PARTIES

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or Officer of the Association is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any Director may vote and be counted in determining the existence of a quorum at any meeting of the Board for the purpose of authorizing such contract or transaction with like force and effect, as if he or she were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

ARTICLE XIII AMENDMENT

These Articles of Incorporation may be amended, altered, rescinded or added to by appropriate resolution approved by a vote of sixty percent (60%) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a majority of the Board at any duly convened meetings of the Board and accepted by sixty percent (60%) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting. Any Member of the Association may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Further, no amendment shall be made that is in conflict with the Declaration.

ARTICLE XIV BYLAWS

The first Bylaws of the Association shall be adopted by the initial Board and may be amended as provided in the Bylaws and the Declaration.

ARTICLE XV
EFFECTIVE DATE

These Articles shall be effective upon filing with the Florida Secretary of State.

September 13, 2018



Carlos A. Yepes, Incorporator

**DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

The initial registered agent of the Association shall be Christian A. Yepes. The initial registered office of this corporation shall be 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

ACCEPTANCE

Having been named registered agent to accept service of process for the above-named corporation, I hereby accept to act in this capacity and agree to comply with the provisions of Section 48.091, Florida Statutes.



Christian A. Yepes, Registered Agent

Date: September 13, 2018