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FLORIDA PROFIT/NON PROFIT CORPORATION LANDOVER COMMONS CONDOMINIUM ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	0
Page Count	07
Estimated Charge	\$70.00

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ARTICLES OF INCORPORATIONOFLANDOVER COMMONS CONDOMINIUM ASSOCIATION, INC.

The undersigned does hereby associate himself for the purpose of forming a corporation not for profit as allowed by Section 718 and Section 617 of the Florida Statutes. Pursuant to the provisions and laws of the State of Florida, we certify as follows:

1. NAME

The name of the corporation shall be LANDOVER COMMONS CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association", with its principal office located 14134 Nephron Lane, Hudson, FL 34667. The Board of Directors may, from time to time, move the principal office to any other address in Florida.

2. PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter called the "Condominium Act", for the operation of a commercial non-residential condominium known as LANDOVER COMMONS, A CONDOMINIUM (the "Condominium").

3. POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles of Incorporation or the Condominium Act.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, these Articles of Incorporation and the Declaration of Condominium and its attendant documents, and all of the powers and duties reasonably necessary for operation of the Condominium. In the event of a conflict between the powers of the Association as is set forth in these Articles of Incorporation, the Bylaws, or the Declaration of Condominium and the Condominium Act, the Condominium Act shall prevail.

3.3 All funds and the titles to all properties acquired by the Association, and their proceeds, shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws of the Association, and the costs, expenses, maintenance, care and upkeep of such properties for the benefit of the members shall be considered common expenses of the Condominium.

3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

3.5 The Association shall have the power and authority to levy, charge, assess and collect fees, charges and assessments from the Unit Owners as allowed by the Declaration of Condominium.

3.6 Notwithstanding anything herein to the contrary, the corporation shall exercise only such powers as are in furtherance of the exempt purposes of organizations set forth in Section 528 (c) (1) of the Internal Revenue Code and its regulations as the same now exist or as they may be hereinafter amended from time to time.

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3.7 The corporation shall have no power to declare dividends, and no part of its net earnings shall inure to the benefit of any member or director of the corporation or to any other private individual. The corporation shall have no power or authority to engage in activities which consist of carrying on propaganda or otherwise attempting to influence legislation or to participate in, or intervene in, any political campaign on behalf of any candidate for public office.

3.8 The corporation shall have no capital stock.

3.9 This Section shall not be construed to give the Association any powers not authorized by the Condominium Act.

4. MEMBERSHIP

4.1 The members of the Association shall consist of all of the record Owners of Units in the Condominium which have adopted these Articles, hereinafter referred to as "Units", and after termination of the Condominium shall consist of those who are members at the time of such termination, and their successors and assigns.

4.2 Membership shall be acquired by recording in the Public Records of the County within which the Condominium is situate, a deed or other instrument establishing record title to a Unit in the Condominium, the Owner designated by such instrument thus becoming a member of the Association, and the membership of the prior Owner being thereby terminated; provided, however, any party who owns more than one Unit shall remain a member of the Association so long as he shall retain title to or a fee Ownership interest in any Unit. If an Owner of any Unit submits the Unit to a condominium form of Ownership, the Association formed to manage that Unit shall become a member of the Condominium (the "Building Association").

4.3 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 Unit or its successors and assigns.

4.4 On all matters upon which the member shall be entitled to vote, there shall be one vote for each Unit, which vote may be exercised or cast in such manner as may be provided in the Bylaws of the Association. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned or managed by a Building Association.

4.5 The Declarant shall be a member of the Association and shall be allowed one vote for each Unit owned by the Declarant.

5. EXISTENCE

The Corporation shall have perpetual existence.

6. SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation is:

Joseph W. Gaynor
911 Chestnut Street
Clearwater, FL 33756

7. OFFICERS

The affairs of the Association shall be administered by a President, a Vice President, a Secretary/Treasurer, and such other officers as the Board of Directors may from time to time designate. Any person may hold two (2) offices, excepting that the same person shall not hold the office of President and Secretary. Officers of the Association shall be those set forth herein or elected by the Board of Directors at its first meeting following the

annual meeting of the members of the Association, and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve, until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Purushottam Malla Reddy	President	14134 Nephron Lane, Hudson, FL 34667
Muralidhar K. Acharya	Vice President	14134 Nephron Lane, Hudson, FL 34667
Jeannette Greco	Secretary	14134 Nephron Lane, Hudson, FL 34667
Purushottam Malla Reddy	Treasurer	14134 Nephron Lane, Hudson, FL 34667

8. DIRECTORS

8.1 The affairs of the Association shall be managed by a Board of Directors who, until the turnover of the Association to Unit Owners other than the Declarant, need not be members of the Association. The membership of the Board shall consist of not less than three (3) Directors, one from each Building or Building Association, as applicable. Provided, however, that the Board shall always consist of an odd number of Directors.

8.2 Directors of the Association shall be elected at the annual meeting of the members in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

8.3 The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in office occurring before the first election shall be filled by the remaining Directors and/or the Declarant. The first election of Directors shall not be held until the Declarant, as defined in the Declaration of Condominium, is required by law to elect directors in accordance with Florida Statute 718.301. The term of the first Board of Directors or their replacements, shall continue until the Declarant voluntarily relinquishes control of the Association, or relinquishes control as required by Florida Statute §718.301(1)(a)-(e) as follows:

8.31 When the Declarant conveys one of the Units, the purchaser of the Unit shall be entitled to elect one-third of the members of the Board of Directors.

8.32 Owners other than the Declarant are entitled to elect at least a majority of the members of the Board of Directors upon the first to occur of any of the following events: (a) three (3) years after two (2) Units are conveyed to purchasers other than the Declarant; and (b) when all of the Units have been conveyed to purchasers other than a Declarant.

8.33 When some of the Units have been conveyed to purchasers and none of the other are being constructed or offered for sale by the Declarant in the ordinary course of business;

8.34 If within seven (7) years after recordation of the Declaration of Condominium, the Declarant is still the Owner of a Unit, the Declarant will only be entitled to elect one (1) member of the Board of Directors. Following the time the Declarant relinquishes control of the Association, the Declarant may exercise the right to vote any Declarant-owned Unit in the same manner as any other Owner except for purposes of reacquiring control of the Association or selecting the majority member of the Board of Directors; or

8.35 When the Declarant files a petition seeking protection in bankruptcy.

8.4 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:

<u>NAME</u>	<u>ADDRESS</u>
Purushottam Mallia Reddy	14134 Nephron Lane, Hudson, FL34667
Muralidhar K. Acharya	14134 Nephron Lane, Hudson, FL 34667
Jeannette Greco	14134 Nephron Lane, Hudson, FL 34667

9. INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities including attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceedings or the settlement of any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he or she is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance, malfeasance, or nonfeasance, or found to have breached his or her fiduciary duty, in the performance of his duties. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such Director or Officer may be entitled.

10. BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided therein.

11. AMENDMENT

These Articles of Incorporation shall be amended in the following manner:

11.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

11.2 A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the Members of the Association. Any Member may propose such an amendment by instrument in writing directed to any member of the Board of Directors or by an Owner having a majority in interest of percentage share of Ownership of the Common Elements. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the President, or in the event of his refusal or failure to act, the Board of Directors, shall call a meeting of the membership to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering said amendment. Directors and members not present in person at the meeting considering the amendment may express their approval or disapproval in writing provided such approval is delivered to the Secretary at or prior to the meeting and such writing is not used to establish a quorum or counted as a vote. Except as provided herein, such approval must be by:

(a) Not less than sixty-six and two-thirds percent (66⅔ %) of the votes of the entire membership of the Association.

(b) However, so long as the Declarant is the Owner of a Unit, any amendment must be approved in writing by the Declarant.

11.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, nor any change in Paragraph 3.3, without approval in writing by all members and the joinder of all record holders of mortgages on the Units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. No amendment shall be made without the written approval of the Declarant if such amendment shall cause an assessment of the Declarant as an Owner for

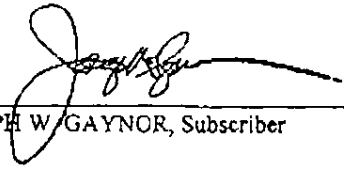
capital improvements, constitute an action that would be detrimental to the sales of Units by the Declarant or any other such action which would inhibit, impair, or otherwise preclude the rights reserved to the Declarant by way of the Declaration of Condominium.

11.4 A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes, and a copy certified by the Secretary of State shall be recorded in the Public Records of the County where the condominium is located.

12. REGISTERED AGENT

The corporation hereby appoints Chesnut Business Services, LLC, whose address is 911 Chestnut Street, Clearwater, Florida 33756, as its Registered Agent to accept service of process within this state.

IN WITNESS WHEREOF, the Subscriber has affixed his signature hereto this 20th of November 2018.



JOSEPH W. GAYNOR, Subscriber

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process of the above stated corporation at the place designated in this certificate, pursuant to Chapter 48.091 and Chapter 617.0501 of the Florida Statutes, I hereby acknowledge that I am familiar with and accept the obligations of the position of registered agent.

CHESTNUT BUSINESS SERVICES, LLC

By: 

Joseph W. Gaynor
Vice President

#4653268