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**FLORIDA PROFIT/NON PROFIT CORPORATION
WESTLAND CENTER PROPERTY OWNERS ASSOCIATION,
INC.**

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Articles of Incorporation
of
WESTLAND CENTER PROPERTY OWNERS ASSOCIATION, INC.
A Non-Profit Corporation

Pursuant to the provision of the Nonprofit Corporation Act of the state of Florida under Chapter 617 of the Florida Statutes, the undersigned incorporators hereby adopt the following Articles of Incorporation:

Article 1

The name of this corporation is WESTLAND CENTER PROPERTY OWNERS ASSOCIATION, INC.

For convenience, the corporation will be referred to in these Articles of Incorporation as the "Association".

Article 2

The name and address of the registered agent and registered office of this corporation is:

GARY HEDRICK
10774 VERSAILLES BLVD.
WELLINGTON, FL 33449

Article 3

The purpose for which this Association is organized is to make it available as an entity for receiving assignment and delegation of power to operate, maintain and preserve the quality and appearance of a property, including 4 commercial buildings, known as "Westland Center". (The Center) within The Royal Palm Beach Business Park located on land located in Palm Beach County, Florida. Gary Hedrick and Dianne Hedrick (owners of the aforementioned land and Center), will grant said rights and obligations, under the Declaration of Protective Covenants, Restrictions, Reservations and Servitudes to the Association. The aforementioned land and Center, consisting of lots 9, 10 and 11 of the plat of Royal Palm Beach Business Park in Plat book Book 52, Page 71, Section 25, Township 43 South, Range 41 East, Village of Royal Palm Beach, Public Records of Palm Beach County, and any subsequently amended. This Association is organized for the purpose of accepting those rights and obligations and to generally function as a Property Owners' Association for the benefit of the said property in The Center and each owner thereof, including future owners, and their heirs, successors and assigns. Some of the obligations of the Association will be to provide the following: (a) maintenance and preservation of the quality and appearance of improvements in The Center; (b) maintenance and preservation of the existing perimeter landscaping and supporting sprinkler system; (c) maintenance of the Fire

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Sprinkler and Alarm System shared by each of the four (4) individual properties in The Center.
(d) maintenance and preservation of the exterior lighting system.

Article 4

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, directors, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article third hereof.

Article 5

The address of the principal office of this Corporation is:
10774 VERSAILLES BLVD.
WELLINGTON, FL 33449

Article 6

The mailing address of this Corporation is:
10774 VERSAILLES BLVD.
WELLINGTON, FL 33449

Article 7

The number of initial directors of this corporation shall be three (3) and the names of the initial directors are as follows:

GARY HEDRICK
DANA HEDRICK
DIANNE HEDRICK

Article 8

The officers of this corporation shall be:

President: GARY HEDRICK
Vice President: DIANNE HEDRICK
Secretary: DANA HEDRICK
Treasurer: DANA HEDRICK

Article 9

The name and address of the incorporator of this corporation is:

GARY HEDRICK
10774 VERSAILLES BLVD.
WELLINGTON, FL 33449

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Article 10

The period of duration of this corporation is perpetual.

Article 11

These Articles of incorporation **SHALL BE EFFECTIVE** upon approval of the Secretary of State, State of Florida.

Article 12

The Association may be dissolved with the written consent of not less than Majority of the votes of the members, with the written consent of the Developer if Developer is the owner of one or more properties within The Center, and with the written consent of the Village of Royal Palm Beach, Florida. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association will be dedicated to a proper public agency to be used for purposes similar to those the Association was organized for. In the event a dedication is declined by a prospective agency, said assets will be granted, delivered and assigned to any non-profit corporation, association, trust or other organization committed to the similar purpose the Association was organized for.

Article 13

The Directors and Officers shall NOT be liable for the debts of the corporation.

Article 14

Amendments may be made to these articles in accordance with Florida law. All amendments shall be approved by the majority of the Board of Directors, proposed by them to the Members, and approved at the Members meetings by a majority of the Members, unless all the Directors and all the Members sign a written statement presenting their intention that a certain amendment of these articles of incorporation is made.

Article 15

This Non-Profit Corporation adopts the following additional Articles.

QUALIFICATIONS OF MEMBERSHIP AND DIRECTORS:

THE CATEGORIES OF MEMBERSHIP AND DIRECTORS; QUALIFICATIONS FOR MEMBERSHIP AND DIRECTORS; AND THE MANNER OF ADMISSION SHALL BE AS SET FORTH IN AND REGULATED BY THE BY LAWS OF THIS CORPORATION.

Article 16

Indemnification. The Company shall not sue and indemnify its current directors and officers to the fullest extent permitted under the laws of the state of Florida. Such indemnification shall not be deemed to be exclusive of any other rights to which the indemnified person is entitled, consistent with law, under any provision of the Articles of incorporation or bylaws of the company any general or specific action of the directors and officers, the terms of any contract, or as may be

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permitted or required by common law. The Company may purchase and maintain insurance or provide another arrangement on behalf of any person who is a Manager against any liability asserted against him or her and incurred by him or her in such a capacity or arising out of his or her status as a director and officer, whether or not The Company would have the power to indemnify him or her against that liability under the laws of the state of FLORIDA. To the extent that Indemnities have been successful or unsuccessful on the merits in defense of any action, suit or proceeding or in defense of any issue or matter therein, including, without limitation, dismissal without prejudice, Indemnities shall be indemnified against any and all expenses (including attorney fees), judgments, fines taxes, penalties and amounts paid in settlement with respect to such action, suit or proceeding. The Company shall not settle any action or claim in any manner which would impose any penalty or limitation on Indemnities without Indemnities' prior written consent. Indemnities shall not unreasonably withhold consent to any proposed settlement. Indemnity shall notify in writing of any matter with respect to which Indemnities intended to seek indemnification hereunder as soon as reasonably practicable following the receipt by Indemnities of written threat thereof; provided, however, that failure to so notify the Company shall not constitute a waiver by Indemnities of their rights hereunder. The Company shall advance to Indemnities amounts to cover expenses (including attorney fees) incurred by indemnities in defending any such action, suit or proceeding in advance of the final disposition thereof upon receipt of reasonably satisfactory evidence as to the amount of such expenses. Indemnities' written certification together with a copy of any expense statement paid or to be paid by Indemnities shall constitute satisfactory evidence as to the amount of expenses. This Agreement shall terminate when Indemnities' services to the Company as director and officer end.

Article 17

The Authority of the Association will consist of and be governed by the following provisions:

The Association will have the statutory and common law authority of a nonprofit corporation which are not in conflict with the provisions of these Articles.

The Association is subordinate to the rules, codes, regulations and requirements of The Royal Palm Beach Property Owners Association and all local, state and federal laws.

The Association will have all of the duties and authority as assigned to it in the Declaration, except as may be limited by these Articles, and all of the duties and authority essential to operate the property and Center pursuant to the Declaration and as it may be amended from time to time, including but not limited to:

1. Making and collecting assessments against members to settle the expenses of the Association in maintaining the Land and Center.

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2. The maintenance, repair and replacement, as necessary, to maintain proper operation of the land and the Center.
3. To make and collect assessments against Association Members and to purchase insurance upon the land and Center maintained by the Association and insurance for the protection of the Association and its Members.
4. Interest; application of payments. Assessments and installments on the assessments paid on or before fifteen (15) days after the date when due will not bear interest or late charges, but all sums not paid on or before fifteen (15) days after the date when due will bear interest at the maximum rate allowed by law and a late charge of 10% of the delinquent payment may be added. All payments upon account will be first applied to interest and late charges, and then to the assessment payment first due.
5. To reconstruct the improvements after any property damage incurred and to further improve the property.
6. To create and amend regulations concerning the use of the land and Center that is to be maintained by the Association; such actions are to be taken upon the vote of majority of the Board of Directors and 3/4 of the votes of the members, and with written consent of the Developer if Developer is the owner of one or more properties within the Center.
7. To contract for the management of the land and Center being maintained by the Association and to reasonably delegate to said contractors any duties and authority of the Association necessary for contractors to properly carry out managerial duties, except such as are specifically required by the Declaration to have the approval of the Board of Directors or the membership of the Association.
8. To employ personnel to perform the services required for proper maintenance and operation of the land and center maintained by the association.

All funds acquired by the Association and their proceeds will be held in trust for the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

The authority of the Association will be subject to and applied in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

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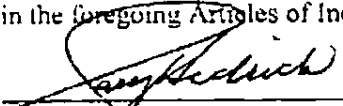
Article 18

Officers. The affairs of the Association will be managed by the officers designated in these articles. The officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association.

Article 19

Members. Each property owner shall be a member of the Association and shall have one vote for each of the four (4) properties with the Center

The undersigned incorporator hereby declares under penalty of perjury that the statements made in the foregoing Articles of Incorporation under the laws of Florida are true.

 1/09/19
Signature and date

GARY HEDRICK, Incorporator
Print Name Gary Hedrick.

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN THE ARTICLES OF INCORPORATION.

Gary Hedrick, having a business office identical with the registered office of the Corporation name above, and having been designated as the registered Agent in the above and foregoing Articles of Incorporation, is familiar with and accepts the obligations of the position of Registered Agent under the applicable provisions of the Florida Statutes.

By:  sign
Gary Hedrick as registered agent

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