



REC'D

12-1

FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 22, 2019

EMMA BATILLER
1000 HILLCREST COURT, APT 314
HOLLYWOOD, FL 33021

SUBJECT: HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W19000016867

We have received your document for HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

YOU HAVE SUBMITTED TWO TYPES OF ARTICLES, PLEASE SEND BACK THE COPY YOU WANT ON FILE.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Keyna E Page
Regulatory Specialist II

Letter Number: 319A00003601

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: EMMA BATILLER

Name (Printed or typed)

1000 Hillcrest Court, Apt 314

Address

Hollywood, FL 33021

City, State & Zip

(954) 804-4291

Daytime Telephone number

emmabatiller@bellsouth.net

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, and certify as follows:

ARTICLE I
NAME

The name of the corporation is **HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC**

ARTICLE II
ADDRESS

The principal office and mailing address of the corporation is **1000 Hillcrest Court, Hollywood, FL 33021**

ARTICLE III
INCORPORATORS

The names and addresses of the persons signing these Articles are:

Name	Address
EMMA BATILLER	1000 Hillcrest Court, Apt 314 Hollywood, FL 33021

10 MAR -8 PM 12:05
NOTARY PUBLIC
STATE OF FLORIDA
J. J. JONES

ARTICLE IV
PURPOSE

The Corporation is a non-profit corporation formed for the purpose of engaging in activities within or without the State of Florida or the United States, as follows:

1. To own, manage and operate properties at HILLCREST NO. 4 CONDOMINIUM, Hollywood, Florida.
2. The purpose for which the Corporation is organized is to provide a convenient means of administering the Condominium Project by the Owners thereof.

ARTICLE V

In furtherance of the foregoing purposes of this Corporation, the Corporation shall have the following rights and privileges:

1. To enter into, make, perform and execute contracts, deeds, leases and agreements of every kind and nature, with any person, firm, association, corporation, municipality, county, state body politic or government, or colony or dependency thereof.
2. To borrow or raise money for any of the purposes of the Corporation, and from time to time, without limit as to amount, to draw, make accept, endorse execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness, and to secure the payment of any thereof and of the interest thereon by mortgage or deed of trust upon pledge, conveyance or assignment in trust, of the whole or any part of the property of the Corporation, whether at that time owned or thereafter acquired; and to sell, pledge or otherwise dispose of such bonds or other obligations of the Corporation for its corporate purposes.
3. The Corporation shall be authorized to exercise and enjoy all of the other powers, rights privileges granted to or conferred upon corporations as set forth in the Statutes of the State of Florida.
4. Notwithstanding any other provision of these Articles, this organization shall not carry on any activities not permitted to be carried on by an organization except from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

ARTICLE VI INCOME AND LIQUIDATION

This Corporation shall be organized without capital stocks, and no dividends shall be paid, and no part of the income of the Corporation shall be distributable to its members, directors or officers. In the event of the dissolution or liquidation of the Corporation, whether voluntary or involuntary, all assets of the Corporation, after the payment of all debts and obligations of the Corporation, shall be distributed to one or more organizations

which are exempt organizations as defined in Section 501(c)(3) and Section 170 (c)(2) of the Internal Revenue Code of 1986, as amended or any corresponding sections of any prior or future Internal Revenue Code or to the federal, state or local governments for exclusive public purposes.

Notwithstanding any other provisions herein to the contrary, this Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax laws under Section 501(c) of the Internal Revenue Code of 1986, as amended and the Treasury Regulations thereunder as the same now exists, or they may be hereafter amended from time to time, or by a corporation to which contributions are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986, as amended and the Treasury Regulations thereunder as the same now exists, or they may be hereafter amended from time to time.

This Corporation shall not operate in any manner which will discriminate against any person on the basis of race, creed, color or national origin.

ARTICLE VII DURATION

This Corporation shall commence its corporate existence on the date of filing of these Articles of Incorporation with the Secretary of State and shall exist perpetually thereafter until sooner dissolved according to law.

ARTICLE VIII QUALIFICATIONS OF MEMBERS

The membership of this Corporation shall be as is set forth in the Bylaws of the Corporation.

ARTICLE IX INITIAL BUSINESS OFFICE AND REGISTERED AGENT

The street address of the initial business office of this Corporation is 1000 Hillcrest Court, Hollywood, FL 33021, and the initial registered agent of the Corporation is Emma Batiller, 1000 Hillcrest Court Apt 314, Hollywood, FL 33021.

ARTICLE X NAMES AND ADDRESSES OF SUBSCRIBERS

The name and addresses of the subscribers to these Articles of Incorporation are as follows:

EMMA BATILLER	1000 Hillcrest Court, Apt 314 Hollywood, FL 33021
CHARLES BIANCO	1000 Hillcrest Court, Apt 210 Hollywood, FL 33021
ROSA DOBLES CETLIN	1000 Hillcrest Court, Apt 112 Hollywood, FL 33021
JOHN HENNIGAN	1000 Hillcrest Court, Apt 308 Hollywood, FL 33021
ITALA LOUBACK	1000 Hillcrest Court, Apt 114 Hollywood, FL 33021
MICHAEL ROCHE	1000 Hillcrest Court, Apt 209 Hollywood, FL 33021

FILED
19 MAR -9 PM 12:06
CLERK OF DISTRICT COURT
HOLLYWOOD, FL 33021

ARTICLE XI
INITIAL BOARD OF DIRECTORS AND OFFICERS

This Corporation shall have 6 directors initially. The numbers of directors may be either increased or diminished from time to time by the Bylaws but shall never be less than 2. The Board of Directors shall be elected as stated in the Bylaws. The names and addresses of the directors of this Corporation are:

EMMA BATILLER	1000 Hillcrest Court, Apt 314 Hollywood, FL 33021
CHARLES BIANCO	1000 Hillcrest Court, Apt 210 Hollywood, FL 33021
ROSA DOBLES CETLIN	1000 Hillcrest Court, Apt 112 Hollywood, FL 33021
JOHN HENNIGAN	1000 Hillcrest Court, Apt 308 Hollywood, FL 33021
ITALA LOUBACK	1000 Hillcrest Court, Apt 114 Hollywood, FL 33021

MICHAEL ROCHE

1000 Hillcrest Court, Apt 209
Hollywood, FL 33021

The initial officers of the Corporation and their addresses are:

<u>TITLE:</u>	<u>NAME:</u>	<u>ADDRESS:</u>
President:	CHARLES BIANCO	1000 Hillcrest Court, Apt 210 Hollywood, FL 33021
V-President:	MICHAEL ROCHE	1000 Hillcrest Court, Apt 209 Hollywood, FL 33021
Secretary:	ROSA DOBLES CETLIN	1000 Hillcrest Court, Apt 112 Hollywood, FL 33021
Treasurer:	EMMA BATILLER	1000 Hillcrest Court, Apt 314 Hollywood, FL 33021

19 MAR -8 PM 12:05
1000 HILLCREST COURT
APT 209
HOLLYWOOD, FL 33021

ARTICLE XII

BYLAWS

The Bylaws of the Corporation shall initially be made and adopted by its first Board of Directors and thereafter approved by the membership as may be provided in the Bylaws. Amendments to the Bylaws may be made at any stated meeting at which a quorum is present, providing that notice of the proposed amendment shall have been sent to members with a call to the meeting at least thirty (30) days in advance. A majority vote shall be required for amendments to the Bylaws.

ARTICLE XIII

AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any member or director and shall be adopted by a majority vote of the members present at an annual business meeting after a proposed amendment has been presented in writing to each voting member not less than 20 business days prior to said annual business meeting. The amendment shall be effective when a copy thereof, together with a certificate of its

approval by the membership, sealed with the corporate seal, signed by the Secretary or Assistant Secretary and executed and acknowledged by the President or Vice President has been filed with the Secretary of State and all filing fees paid.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal at the
4100 Hollywood Blvd, Hollywood, FL County of Broward, State of Florida, this 8th day of
February, 2019

Emma Batiller

EMMA BATILLER, Incorporator and Subscriber

Charles Bianco

CHARLES BIANCO, Subscriber

Rosa Dobles Cetlin

ROSA DOBLES CETLIN, Subscriber

John Hennigan

JOHN HENNIGAN, Subscriber

Itala Louback

ITALA LOUBACK, Subscriber

Michael Roche

MICHAEL ROCHE, Subscriber

NOTARY PUBLIC
STATE OF FLORIDA
19 MAR - 8 PM 12:06
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, a Notary Public authorized to take acknowledgments in the state and County set forth above, personally appeared EMMA BATILLER, CHARLES BIANCO, ROSA DOBLES CETLIN, JOHN HENNIGAN, ITALA LOUBACK, MICHAEL ROCHE, known to me and known by me to be the persons who executed the foregoing Articles of Incorporation, and they acknowledge before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 8th day of February, 2019.

Robert C. Sackman

Notary Public

My Commission Expires: 10/14/2022

Robert C. Sackman

Notary Public

State of Florida

My Commission Expires 10/14/2022


Commission No. GG 266900



**CERTIFICATE DESIGNATING BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED

FIRST that HILLCREST NO. 4 CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal place of business in the City of Hollywood, State of Florida, of Emma Batiller named Resident Agent located 1000 Hillcrest Court, Apt 314, Hollywood, FL 33021, as its agent to accept service of process within Florida.


EMMA BATILLER, Incorporator

DATE 8th of February 2019.

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Emma Batiller
EMMA BATILLER

DATE 8th of February, 2019

19 MAR -8 PM 12:06