

119000004259

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

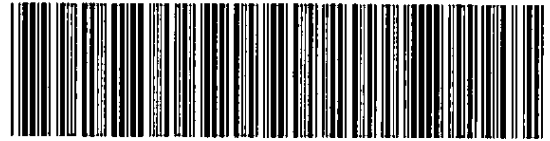
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800327515158

04/15/19--01001--005 **78.75

19 APR 15 PM 12:03
11 601 1001 005

K. PAGE

APR 24 2019

Law Offices
WATSON, SOILEAU, DeLEO & BURGETT
A PROFESSIONAL ASSOCIATION
3490 NORTH US HIGHWAY 1
COCOA, FLORIDA 32926

VICTOR M. WATSON†
JOHN L. SOILEAU†
JOSEPH E. DeLEO
STACY L. BURGETT

◆ ◆ ◆
SHAWN M. TRAUTMAN

†BOARD CERTIFIED IN REAL PROPERTY LAW

TELEPHONE
(321)631-1550

FACSIMILE
(321)631-1567

April 10, 2019

Department of State
Division of Corporations
Non-Profit Corporation Division
P.O. Box 6327
Tallahassee, FL 32314

RE: PCP Lot 4 Owners Association, Inc.

Dear Sir/Madam,

Enclosed please find the original Articles of Incorporation with regard to the referenced non-profit corporation. I have also enclosed a check in the amount of \$78.75 to cover the cost of filing, and a certified copy of the Articles once they have been processed. Please return the certified copy to this office in the enclosed, self-addressed stamped envelope.

Thank you for your attention to this matter, and please do not hesitate to contact this office if you have any questions.

Very truly yours,


John L. Soileau

Enclosures

cc: Summit Shah

**ARTICLES OF INCORPORATION
OF
PCP LOT 4 OWNERS ASSOCIATION, INC.
(A Not-for-Profit Corporation)**

19 APR 15 PM 12:03
19 APR 15 PM 12:03
19 APR 15 PM 12:03

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under and pursuant to Chapter 617, Florida Statutes, and do hereby state as follows:

**ARTICLE I
NAME**

The name of this corporation shall be PCP LOT 4 OWNERS ASSOCIATION, INC. ("Association"). The terms contained in these Articles of Incorporation shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

**ARTICLE II
PURPOSES**

The purposes for which this Association is formed are as follows:

A. To form an "Association" as defined in Chapter 617, Florida Statutes and, as such, to operate, maintain, repair, improve, reconstruct and administer the Subdivision, and to perform the acts and duties necessary and desirable for the management of the subdivided Tracts and Lots in the plat located or to be located within PALM COAST PARK LOT 4 (the "Subdivision"); and to own, operate, lease, sell and trade property, whether real or personal, including Tracts and Lots in the Subdivision, as may be necessary or convenient in the administration of the Subdivision.

B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Covenants and Restrictions affecting the subdivision ("Declaration").

C. To establish by-laws for the operation of the Subdivision ("By-Laws"), provide for the administration of the Association and rules and regulations for governing the same, and enforce the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

D. The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by Chapter 617, Florida Statutes, Act, the Declaration, these Articles and the By-Laws of the Association.

ARTICLE III

MEMBERS

A. All Lot Owners in the Subdivision shall automatically be members of the Association and membership shall automatically terminate when titles to their Lot is conveyed. If a member conveys title to the Member's Lot, the new Lot Owner shall automatically acquire membership in the Association. Membership certificates are not required and will not be issued.

B. Each Lot shall have a vote in all elections of the Association. An individual, corporation or other entity owning an interest in more than one Lot may be designated as the voting member for each Lot in which the Owner owns an interest.

ARTICLE IV EXISTENCE

The existence of the Association shall commence with the filing of these Articles with the Secretary of State. This Association shall have perpetual existence.

ARTICLE V INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation are as follows:

John L. Soileau, Esq.
3490 North U.S. Highway 1
Cocoa, FL 32926

ARTICLE VI DIRECTORS

A. The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons ("Directors"). The first Board of Directors shall have three (3) members and, in the future, the number shall be determined from time to time in accordance with the Association's By-Laws.

B. The Directors named in Article VII shall serve until replaced by PALM COAST REH, LLC ("Developer"), which shall appoint all members of the Board of Directors so long as the Developer owns any Tract in the subdivision. At such time as the Developer no longer owns any Tract in the subdivision, the Developer appointees shall be replaced by persons elected in the first election of a directors. After the first election, any vacancies in their number occurring before the first election shall be filled by the remaining Directors. Thereafter, Directors shall be elected by the Members in accordance with the By-Laws at the regular annual meetings of the membership of the Association. Elected Directors shall serve for a term of one (1) year and, in the event of a vacancy, the remaining Directors may appoint a Director to serve the balance of said unexpired term.

C. All officers shall be appointed by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board as established by the By-Laws. The Board of Directors shall elect a President, Vice President, Secretary, Treasurer and such other officers as it shall deem desirable. The President shall be elected from among the membership of the Board of Directors but no other officer need be a Director.

ARTICLE VII FIRST BOARD OF ADMINISTRATION

The following persons shall constitute the first Board of Directors and shall serve until

the first election of the Board of Administration at the first regular meeting of the membership:

<u>Name</u>	<u>Address</u>
SUMMIT SHAH	402A High Point Drive Cocoa, FL 32926
SANDEEP PATEL	577 Barnes Blvd. Rockledge, FL 32955
MONICA SHAH	402A High Point Drive Cocoa, FL 32926

ARTICLE VIII OFFICERS

Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by officers who shall be elected by and serve at the pleasure of the Board of Directors. The following persons shall constitute the initial officers of the Association and they shall continue to serve as such officers until removed by the Board of Directors:

<u>Name</u>	<u>Office</u>
SUMMIT SHAH	President
SANDEEP PATEL	Vice President
MONICA SHAH	Secretary / Treasurer

ARTICLE IX BY-LAWS

A. The By-Laws of this Association shall be adopted by the Board of Directors. The By-Laws may be amended from time to time in the manner provided in said By-Laws.

B. No amendment to these Articles or the By-Laws shall be passed which would change the rights and privileges of the Developer, without the Developer's written approval and joinder.

ARTICLE X AMENDMENTS

A. Proposals for amendments to these Articles of Incorporation which do not conflict with law or the Declaration may be made by ten percent (10%) of the voting interests of the members. Such proposals shall be in writing and shall be delivered to the President who shall thereupon call a special meeting of the members not less than ten (10) days or more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting, the members may, in lieu thereof, call a special meeting. Such request shall

state the purpose or purposes of the proposed amendment(s). Notice of such special meeting shall be given and posted in the manner provided in the By-Laws. An affirmative vote of two-thirds (2/3) of the voting interest of the members shall be required for approval of the proposed amendment or amendments.

B. Any member may waive any or all of the requirements of this Article as to the submission of proposed amendments to these Articles of Incorporation to the President or notice of special meetings to vote thereon either before, at or after a membership meeting at which a vote is taken to amend these Articles.

C. Notwithstanding anything herein to the contrary, these Articles may be amended only by the Developer during such time as the Developer shall own any Tract in the subdivision; provided, further, that the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

ARTICLE XI INDEMNIFICATION

Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceedings or any settlement thereof, to which he 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 is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that all settlements must be approved by the Board of Directors as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE XII ADDRESS

The principal address of the Association shall be 402A High Point Drive, Cocoa, FL 32926, or at such other place as may be subsequently designated by the Board of Directors.

ARTICLE XIII CONVEYANCE

The Association shall accept any and all deeds of conveyance delivered to it by the "Developer" as defined in the Declaration.

ARTICLE XIV QUORUM

A quorum at members' meeting shall be attained by the presence, either in person or by proxy, of persons entitled to cast thirty percent (30%) of the voting interests of members.

ARTICLE XV INITIAL REGISTERED OFFICE AND AGENT

The initial registered office shall be 3490 North U.S. Highway 1, Cocoa, FL 32926, and the initial registered agent shall be John L. Soileau, Esq.

ARTICLE XVI STORMWATER MANAGEMENT

The Association shall operate and maintain and manage the surface water or stormwater management system(s) in a manner consistent with St. Johns River Water Management District Permit No. _____ requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the stormwater management system. The Association shall levy and collect adequate assessments on the members of the Association for the costs of maintenance and operation of the surface water or stormwater management system. In the event of the termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. Notwithstanding anything to the contrary herein, nothing in this paragraph may be amended without the approval of the St. Johns River Water Management District.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10th day of April, 2019.

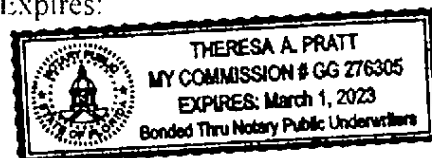
John L. Soileau
Incorporator

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared John L. Soileau, personally known to me, who being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed on this 10th day of April, 2019.

Notary Public
My Commission Expires:

CERTIFICATE OF RESIDENT AGENT



Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: PCP LOT 4 OWNERS ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the state of Florida, with its principal office, as indicated in the Articles of Incorporation, at 402A High Point Road, Cocoa, county of Brevard, state of

John L. Soileau

Date: April 10, 2019

19 APR 15 PM 12:03