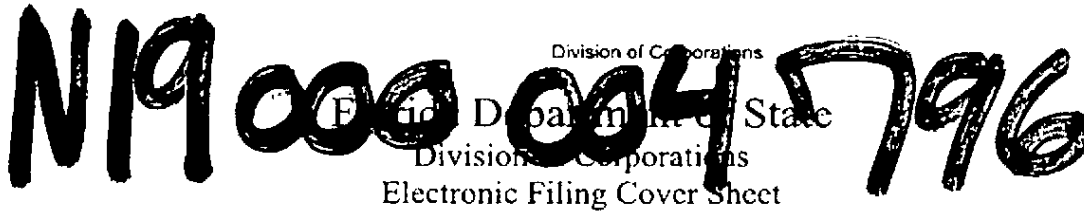


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**FLORIDA PROFIT/NON PROFIT CORPORATION  
PARKLAND PRESERVE HOMEOWNERS ASSOCIATION, INC**

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**ARTICLES OF INCORPORATION  
OF  
PARKLAND PRESERVE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, acting as the sole incorporator under the laws of the State of Florida, Chapter 617, Florida Statutes, applicable to not-for-profit corporation, does hereby adopt the following Articles of Incorporation ("Articles"):

**ARTICLE I**

The name of the corporation shall be **Parkland Preserve Homeowners Association, Inc.** ("Association").

**ARTICLES II**

The initial principal office and the mailing address of the Association shall be 1478 Riverplace Boulevard, Suite 107, Jacksonville, Florida 32207.

**ARTICLES III**

The specific purposes for which the Association is incorporated are:

- (a) To exist and operate solely as a commercial real estate management association exempt from income taxes to the extent provided under Section 528 of the Internal Revenue Code of 1986, as amended (the "Code");
- (b) To fulfill the obligations set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Parkland Preserve ("Declaration"), including, but not limited to, the construction, management, maintenance, and preservation of the common areas, including the Surface Water or Stormwater Management System, and care of Association property;
- (c) To levy and collect adequate assessments against Association members (the "Members") and to use and expend the proceeds of assessments and borrowings in a manner consistent with the purposes for which the Association is formed, including, without limitation, the operation or maintenance of the common areas and the Surface Water or Stormwater Management System;
- (d) To make, amend, impose and enforce by any lawful means reasonable rules and regulations for use of the common areas and Association property;
- (e) To contract for services with others;
- (f) To do and perform anything required by these Articles, the Bylaws of Parkland Preserve Homeowners Association, Inc. ("Bylaws"), or the Declaration, but not if done by the Member in a timely manner, at the expense of the Member; and

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- (g) To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or federal government and to enforce, by any legal means, the provisions of the Articles, Bylaws, or the Declaration.

#### ARTICLE IV

The Association shall have and exercise all powers of any corporation not-for-profit as the same now exist, or may hereafter exist under the laws of the State of Florida. No part of the net earnings of the Association (other than by acquiring, constructing or providing management, maintenance and care of the Association or assessments) shall be distributable to, or inure to the benefit of, its Members, Directors or officers, or any private individual, except that the Association shall be authorized and empowered to pay reasonable compensation to its employees for services rendered and to make payments and distributions in the furtherance of the purposes set forth herein.

#### ARTICLE V

Membership shall commence as set forth in the Declaration and Bylaws. Every person who is, from time to time, the record owner of property subject to the Declaration shall be a Member. The voting rights of the Members shall be governed by the Declaration and the Bylaws. Notwithstanding anything contained herein to the contrary, the Developer, as defined in the Bylaws, may be a Member pursuant to the terms and conditions contained in the Declaration and Bylaws.

#### ARTICLE VI

The name and street address of the initial registered agent of the Association is Bataineh Palmeri, LLP, 1200 Riverplace Boulevard, Suite 705, Jacksonville, Florida 32207.

#### ARTICLE VII

The Board of Directors ("Board") shall consist of at least three (3) Members ("Directors") or such other number as hereafter is required by Section 617.0803, Florida Statutes, or any subsequent statute regarding the number of directors of a not-for-profit corporation. The initial Directors shall be selected by the Incorporator to serve until the first annual meeting of the Members. Subsequently, the method of selection or election shall be as stated in the Bylaws.

The initial Directors shall be:

Mohammad Bataineh

1478 Riverplace Blvd., 1808  
Jacksonville, FL 32207

Nasrullah Ghafoor

4466 Swilcan Bridge LN N  
Jacksonville, FL 32224

Chase Properties, Inc.

1478 Riverplace Blvd., 107  
Jacksonville, FL 32207

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**ARTICLE VIII**

The name and address of the sole Incorporator to the Articles is Mohammad R. Bataineh, 1200 Riverplace Blvd., Suite 705, Jacksonville, Florida 32207.

**ARTICLE IX**

Every Director and officer of the Association and every Member serving the Association at its request shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees and appellate attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgement, the indemnification shall apply only when the Board approves the settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to any not in lieu of any and all other rights to which that person may be entitled but shall be limited by the applicable law and specifically shall not include acts of gross negligence or willful misconduct.

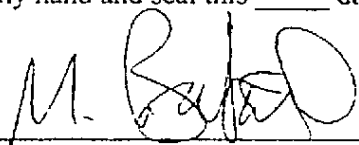
**ARTICLE X**

In the event of termination, dissolution or final liquidation of the Association, its assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes. In the event of 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 any applicable rules, codes, and laws and approved by the appropriate Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE XI**

Any alteration, amendment or repeal of the Bylaws or Articles shall require a vote of a majority of the Members. The bylaws may contain any provisions for the regulation and management of the affairs of the Association consistent with the law or with the Articles.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of May, 2019.

  
\_\_\_\_\_  
Mohammad R. Bataineh  
Incorporator

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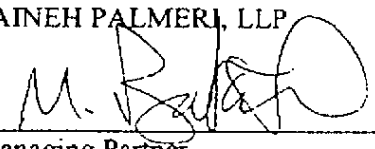
**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, Parkland Preserve Homeowners Association, Inc., organized under the laws of the State of Florida, submits the following statement in designating the registered agent/registered office, in the State of Florida.

1. The name of the corporation is Parkland Preserve Homeowners Association, Inc.
2. The name and address of the registered agent and office are Bataineh Palmeri, LLP, 1200 Riverplace Boulevard, Suite 705, Jacksonville, Florida 32207.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, BATAINEH PALMERI, LLP HEREBY ACCEPTS THE APPOINTMENT AS REGISTERED AGENT AND AGREES TO ACT IN THIS CAPACITY. BATAINEH PALMERI, LLP FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES, AND IS FAMILIAR WITH AND ACCEPTS THE OBLIGATIONS OF ITS POSITION AS REGISTERED AGENT.

BATAINEH PALMERI, LLP

By:   
Its, Managing Partner

Dated: May 1, 2019

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