

Division of Corporations

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Email Address: castlesone@gtlaw.com**FLORIDA PROFIT/NON PROFIT CORPORATION****Moss Park Corner Property Owners Association, Inc.**

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**ARTICLES OF INCORPORATION
OF
MOSS PARK CORNER
PROPERTY OWNERS ASSOCIATION, INC.
(A Florida Corporation Not for Profit)**

ARTICLE I. NAMES

The name of this Corporation is MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles" and the By-Laws of the Association as the "By-Laws."

ARTICLE II. PURPOSES

The purposes for which the Association is organized are as follows:

A. To take title, operate, administer, manage, lease and maintain the assets and property of the Association as such are dedicated to or made the responsibility of the Association by the recorded Declaration, these Articles or the By-Laws.

B. To manage the Association of owners established by the Declaration of Covenants, Conditions, Restrictions and Easements for Moss Park Corner (the "Declaration"). The Declaration was executed by MOSS PARK PROPERTIES, LLLP, a Florida limited liability limited partnership (hereinafter referred to as "Declarant").

C. To enforce the Declaration and perform all duties and responsibilities imposed upon the Association by the Declaration.

D. The Association shall operate, maintain, and manage the Common Areas, including without limitation, the surface water and/or stormwater management system(s), in a manner consistent with the applicable permit(s) issued by the South Florida Water Management District and all applicable laws, ordinances, codes, rules and regulations, including all applicable requirements and conditions of any governmental authority, and shall assist in the enforcement of the provisions of the Declaration which relate to the surface water or stormwater management system.

E. To carry out all duties placed upon it by these Articles, the By-Laws, the Declaration and by Florida law.

ARTICLE III. POWERS

The Association shall have the following powers:

A. The Association shall have all common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles, the By-Laws and the Declaration.

B. The Association shall have the power to administer and to enforce the provisions of these Articles, the By-Laws and the Declaration and all powers reasonably necessary to carry out the responsibilities and duties conferred upon it by these Articles, the By-Laws and the Declaration, as amended and supplemented from time to time, including but not limited to, the power to levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of

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the common areas under the Declaration and the surface water and/or stormwater management system, any conservation easement areas and as otherwise set forth in the Declaration. Such assessments shall be used for operation, beautification, maintenance, repair, replacement, security, street lighting and preservation thereof, and otherwise as set forth in the Declaration.

ARTICLE IV. DUTIES

The Association shall have the following duties:

A. The Association shall have all common law and statutory duties of a corporation not for profit.

B. In addition, the Association shall have all responsibilities and duties delegated to it pursuant to the provisions of these Articles, the By-Laws and the Declaration, including but not limited to operating, maintaining and managing the Common Areas, including without limitation, the surface water and stormwater management system and any conservation easement areas, in a manner consistent with the applicable permit(s) issued by the South Florida Water Management District and all applicable laws, ordinances, codes, rules and regulations, including all applicable requirements and conditions of any governmental authority; and further shall assist in the enforcement of the restrictions and covenants contained in the Declaration relating to said Common Areas and system.

ARTICLE V. MEMBERSHIP

Every person or entity who is or becomes a record owner of any "Site" in the "Property" or is otherwise considered an "Owner", as those terms are defined in the Declaration, shall be a "Member" of the Association. Declarant shall also be a Member of the Association as long as it has an ownership interest in or to any Developable Parcel (as defined in the Declaration), subject to the terms and conditions of the Declaration. Membership is solely for those having a fee simple ownership interest and is not intended to and shall not include any persons or entities who hold an interest in real property merely as security for the performance of an obligation. All memberships in the Association shall be automatic and mandatory and shall terminate automatically when a Member becomes divested of a fee simple ownership in a Site in the Property.

When a corporation or partnership is the owner of a Site, the membership privilege shall be exercised by only one (1) individual being the one designated by the entity to cast its vote as hereinafter provided. When more than one person holds an interest in a Site, each person shall be a Member, even though each person does not acquire a separate right to vote.

ARTICLE VI. MANAGEMENT

A. The affairs and property of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3). The Board members shall be elected by the voting membership at the times and in the manner provided in the By-Laws and the Declaration. The Board members may be removed and vacancies in the Board filled in the manner provided in the By-Laws.

B. The initial Board shall consist of three (3) persons, who need not be members entitled to vote in the Association, two (2) of which shall be appointed by Declarant and one (1) of which shall be

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appointed by the Owner of the MF Site (as defined in the Declaration). The initial Board named in these Articles shall serve until the Owners, other than Declarant, are entitled to elect the Board members in the manner set forth in the By-Laws. Vacancies in the initial Board appointed by Declarant may be filled by Declarant, and vacancies in the initial Board appointed by the Owner of the MF Site may be filled by such Owner. After the election of the Board by the Owners other than the Declarant, vacancies occurring between annual meetings of the membership shall be filled in the manner provided in the By-Laws.

C. Board members shall be elected by the membership in accordance with the By-Laws at the regular annual meeting of the membership of the Corporation to be held on the first Monday of December of each year or on such other date as may be set by the vote of a majority of the membership.

D. All officers shall be elected by the Board in accordance with the By-Laws at the annual meeting of the Board to be held immediately following the annual meeting of the membership. The Board shall elect or appoint at the time and in the manner set forth in the By-Laws a President, Vice President, Secretary, Treasurer, and such other officers as it may deem desirable.

ARTICLE VII. BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be three (3). The names and street addresses of the persons who are to serve as the first Board are as follows:

Name	Address
1. Sunil M. Kakkar	311 West Oak Street, Kissimmee, Florida 34741
2. Nita Kakkar	311 West Oak Street, Kissimmee, Florida 34741
3. Jorge Lopez	2100 Hollywood Boulevard Hollywood, Florida 33020

The number of Board members may be increased or diminished from time to time as provided by the By-Laws, but shall never be less than three (3). All Board members shall be natural persons.

ARTICLE VIII. OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Sunil M. Kakkar
Vice-President	Sunil M. Kakkar

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Treasurer Sunil M. Kakkar

ARTICLE IX. PRINCIPAL OFFICE

The initial principal office of the Association is 311 West Oak Street, Kissimmee, Florida 34741.

ARTICLE X. INCORPORATORS

The Incorporator is Sunil M. Kakkar, 311 West Oak Street, Kissimmee, Florida 34741. The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Florida Secretary of State.

ARTICLE XI. BYLAWS

By-Laws of the Association shall be adopted by the first Board and thereafter may be altered, amended or rescinded in the manner provided in the By-Laws. In the event of a conflict between the provisions of these Articles and the provisions of the By-Laws, the provisions of these Articles shall control, and in the event of a conflict between the provisions of the By-Laws and the provisions of the Declaration, the provisions of the Declaration shall control, and in the event of a conflict between the provisions of these Articles and the provisions of the Declaration, the provisions of the Declaration shall control.

ARTICLE XII. EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Secretary of State. The Association shall exist in perpetuity, unless dissolved pursuant to the provisions of Article XIII below.

ARTICLE XIII. DISSOLUTION AND SUCCESSOR ENTITIES

The Association may be dissolved only with the consent in writing by the Owners and holders of all mortgages and liens on any Sites by three-fourths (3/4) of the total votes entitled to be cast in the Association. In the event of the dissolution of the Association, or any successor entity thereto, other than incident to a merger or consolidation, any property dedicated or conveyed to the Association shall be transferred to either a successor entity or an appropriate governmental agency or public body to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. In the event of termination, dissolution or liquidation of the Association, the responsibility for the operation and maintenance of the surface water and stormwater management system must be transferred to and accepted by an entity which complies with the Florida Administrative Code and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XIV. SEVERABILITY

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Invalidation of any of these Articles or portions thereof by judgment, court order, or operation of law shall in no way affect other provisions, which shall remain in full force and effect.

ARTICLE XV. REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 311 West Oak Street, Kissimmee, Florida 34741, and the initial Registered Agent of the Association at that address shall be Sunil M. Kakkar, 311 West Oak Street, Kissimmee, Florida 34741.

ARTICLE XVI. INDEMNIFICATION

The Association shall indemnify any officer, Board member or committee member or any former officer, Board member or committee member to the full extent permitted by law.

ARTICLE XVI. AMENDMENT

These Articles may be changed, amended or modified only upon the affirmative vote of not less than three-fourths (3/4) of the total votes entitled to be cast in the Association at the time of any such change, amendment or modification.

[signature page follows]

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IN WITNESS WHEREOF, I, the Incorporator of the Moss Park Corner Property Owners Association, Inc. have hereunto affixed my signature this 10 day of Oct, 2019.

Sunil M. Kakkar
Sunil M. Kakkar

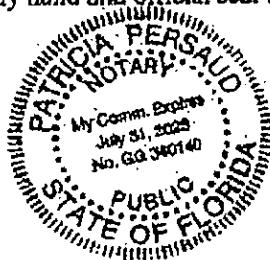
The undersigned hereby accepts the designation of Registered Agent of Moss Park Corner Property Owners Association, Inc. as set forth in Article XV of these Articles.

Sunil M. Kakkar
Sunil M. Kakkar

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Sunil M. Kakkar, to me known to be the person described as the Incorporator and Registered Agent of the Moss Park Corner Property Owners Association, Inc. and who executed the foregoing Articles of Incorporation and has acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 10th day of October, 2019.



Patricia Persaud
Notary Public
Print Name: PATRICIA PERSAUD
My Commission expires: 7/31/2022
Commission No.: GQ 340140

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