

# N19000011871

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Division of Corporations  
Fax Number : (850)617-6381

From:

Account Name : DEAN AND DEAN, LLP  
Account Number : I19980000091  
Phone : (352)368-2800  
Fax Number : (352)857-5787

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Email Address: jondean@deananddean.net

## FLORIDA PROFIT/NON PROFIT CORPORATION

**Magnolia Manor Condominium, Incorporated**

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**ARTICLES OF INCORPORATION**

Of

**Magnolia Manor Condominium, Incorporated**

A Florida not for profit corporation

**ARTICLE FIRST**

**Name**

The name of this corporation shall be **Magnolia Manor Condominium, Incorporated.**

**ARTICLE SECOND**

**Initial Principal Office**

The initial principal office of this corporation shall be 230 NE 25<sup>th</sup> Avenue, Suite 100, Ocala, Florida 34470. The initial mailing address if this corporation shall be 230 NE 25<sup>th</sup> Avenue, Suite 100, Ocala, Florida 34470.

**ARTICLE THIRD**

**Purposes**

**Section 1.** To receive and administer funds for condominium improvement at Magnolia Manor Condominiums and to that end to take and hold by bequest, devise, gift, grant, purchase, lease or otherwise, any property, real, personal, tangible, intangible, or any undivided interest therein, without limitation as to amount or value; to sell, convey, or otherwise dispose of any such property and to invest, reinvest, or deal with the principal or the income thereof in such manner as, in the judgment of the directors, will best promote the purposes of the Corporation without limitation, except such limitations, if any, as may be contained in the instrument under which the property is received, these Articles of Incorporation, the By-Laws of the Corporation, the Declaration of Condominium, or any laws applicable thereto.

**Section 2.** For any other lawful purposes pursuant to *Florida Statutes* and the powers conferred upon non-profit corporations under the laws of the State of Florida.

**ARTICLE FOURTH**

**Corporate Nature**

This is a non-profit corporation organized under the laws of the State of Florida pursuant to Chapter 617, *Florida Statutes*.

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**Section 1.** Upon dissolution of this corporation, the Board of Directors shall, after paying or making provisions for the payment of all the liabilities of the corporation, disperse all of the assets of the corporation exclusively for the purposes of the corporation and in such manner, or to such organization or organizations organized and operated exclusively for educational purposes as shall at the time qualify as an exempt organization under Section 501 (c)(4) of the *Internal Revenue Code* as it now exists or may hereafter be amended, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

**Section 2.** No part of the income or net earnings of this corporation shall be distributable to its members, directors or officers.

**Section 3.** Notwithstanding any other provisions of these Articles of Incorporation, no member, director, officer, employee or representative of this corporation shall take any action or carry on any activities by or on behalf of the corporation not permitted to be carried on by an organization exempt under Section 501 (c)(4) of the *Internal Revenue Code* and its Regulations as they now exist or may hereafter be amended, or which are not permitted to be taken or carried on by an organization, the contributions to which are deductible under Section 170 (c)(2) of such Code and Regulations as they now exist or as they may hereafter be amended.

#### **ARTICLE FIFTH**

##### **Term**

This corporation shall have perpetual existence.

#### **ARTICLE SIXTH**

##### **Members**

The owner of a unit shall be a Member of the corporation.

#### **ARTICLE SEVENTH**

##### **Incorporator**

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

Mr. William Fehrs, III  
P.O. Box 1855  
Cashiers, NC 28717

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**ARTICLE EIGHTH****Directors**

This corporation shall have at least three (3) directors initially. The method of election and the number of directors shall be determined by, and may be either increased or diminished from time to time by the By-Laws, but shall never be less than three (3). The initial directors are as follows:

Mr. William Fehrs, III  
Ms. Kristin Centofante  
Ms. Sharon Harp  
Ms. Judy Plocharczyk

**ARTICLE NINTH****Initial Registered Agent**

The name and street address of the initial registered agent are:

Jonathan S. Dean  
230 NE 25th Avenue, Suite 100  
Ocala, Florida 34470

**ARTICLE TENTH****By-Laws**

The Board of Directors of this corporation may provide such By-Laws for the conduct of its business in the carrying out of its purposes as they may deem necessary from time to time consistent with *Florida Statutes*. The By-Laws may be altered, amended or repealed and new and other By-Laws may be made and adopted by the Board of Directors as provided in the By-Laws:

**ARTICLE ELEVENTH****Amendments**

Amendments to these Articles of Incorporation may be made and adopted only by a vote or at least two-thirds (2/3) of the members of the Board of Directors of the corporation.

**ARTICLE TWELFTH****Indemnification**

The Corporation shall indemnify, or advance reasonable expenses to, to the fullest extent authorized or permitted by the Florida General Corporation Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he (i) is or was a director of the Corporation; (ii) is or was serving at the request of the Corporation as a director

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of another corporation; (iii) is or was an officer of the Corporation, provided that he is or was at the time a director of the corporation; or (iv) is or was serving at the request of the Corporation as an officer of another corporation, provided that he is or was at the time a director of the Corporation or a director of such other corporation, serving at the request of the Corporation. Unless otherwise expressly prohibited by the Florida General Corporation Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit, or proceeding by reason of the fact that he is or was an officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as an officer, employee or agent of another corporation, partnership, joint venture, trust, or other enterprise. No person falling within the purview of the foregoing sentence may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

IN WITNESS WHEREOF, the undersigned do set their hands and seals and have acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 25<sup>th</sup> day of September, 2019.

William H. Fehrs III

STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 25<sup>th</sup> day of September, 2019 by William H. Fehrs, III, who has produced FLORIDA DRIVER'S LICENSE as identification.



Coleen Gottlob  
Notary Public COLEEN GOTTLÖB  
My commission expires: 2/20/2022

**CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT**

Having been designated as the Registered Agent for **MAGNOLIA MANOR CONDOMINIUMS, INCORPORATED**, I hereby accept the designation and agree to act as the Registered Agent of said corporation.

DATED this 4 day of October ~~September~~, 2019.

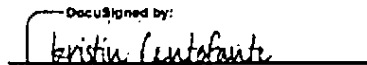
Jonathan S. Dean  
JONATHAN S. DEAN

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This document has also been joined by and agreed to by the following unit owners:

UNIT 101


DocuSigned by:  
  
Kristin Centofante

**H19000330190 3**

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This document has also been joined by and agreed to by the following unit owners:

UNIT 102

DocuSigned by:  
  
Kato K. Hulbert

H19000330190 3

H19000330190 3

This document has also been joined by and agreed to by the following unit owners:

UNIT 103

DocuSigned by:  
April Fontana  
~~April Fontana~~

DocuSigned by:  
Thomas Fontana  
~~Thomas Fontana~~

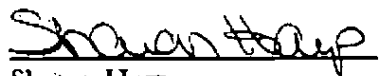
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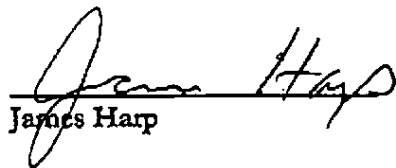
**H19000330190 3**

This document has also been joined by and agreed to by the following unit owners:

UNIT 104



Sharon Harp



James Harp

**H19000330190 3**

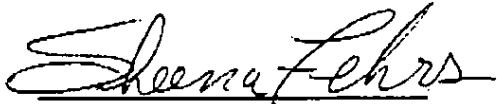
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This document has also been joined by and agreed to by the following unit owners:

UNIT 201

A handwritten signature in black ink, appearing to read "William Fehrs, III", written over a horizontal line.

William Fehrs, III

A handwritten signature in black ink, appearing to read "Sheena Fehrs", written over a horizontal line.

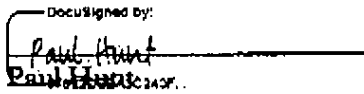
Sheena Fehrs


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This document has also been joined by and agreed to by the following unit owners:

UNIT 202

DocuSigned by:  
  
Paul Hunt

  
Dan Hunt

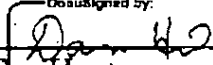
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This document has also been joined by and agreed to by the following unit owners:

UNIT 202

\_\_\_\_\_  
Paul Hunt

\_\_\_\_\_  
Designated by:  
  
Dan Hunt 6474FA

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This document has also been joined by and agreed to by the following unit owners:

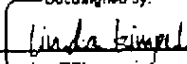
UNIT 202

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Paul Hunt

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Dan Hunt

Decusigned by:  
  
Linda Kemper

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This document has also been joined by and agreed to by the following unit owners:

UNIT 203

DocuSigned by:

Paul Grannan  
~~Paul Grannan~~

DocuSigned by:

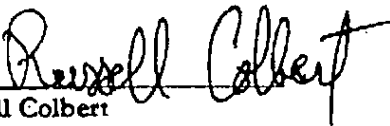
Vicki Ann Grannan  
~~Vicki Ann Grannan~~

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This document has also been joined by and agreed to by the following unit owners:

UNIT 204

  
\_\_\_\_\_  
Russell Colbert

\_\_\_\_\_  


\_\_\_\_\_  
Judy Plocharczyk

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HT 900390F9013

UNIT 204

## Russell Colbert

Judy Blocharczyk