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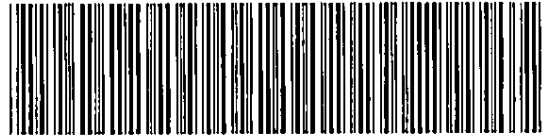
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TRANSMITTAL LETTER

Department of State
Division of Corporations
2415 N. Monroe St., Suite 810
Tallahassee, FL 32303

SUBJECT: THE COTTAGES AT LONNIE HOMEOWNERS' ASSOCIATION, INC.

FROM:

Edward W. Wood
KING & WOOD, P.A.
1701 Hermitage Blvd., Suite 203
Tallahassee, FL 32308
E-mail address (to be used for future annual report notification):
edwood@kingandwoodlaw.com

For further information concerning this matter, please call Edward W. Wood at (850) 580-7711.

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

\$70.00 for Filing Fee

**ARTICLES OF INCORPORATION
OF
THE COTTAGES AT LONNIE HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of F.S. Chapter 617, the undersigned hereby acts as an incorporator in adopting and filing the following articles of incorporation for the purpose of organizing a nonprofit corporation.

ARTICLE I

The name of the Corporation is: THE COTTAGES AT LONNIE HOMEOWNERS' ASSOCIATION, INC. (the "Association").

ARTICLE II

The Association's principal office and mailing address is: 3544 Oak Hill Trail, Tallahassee, FL 32312.

ARTICLE III

The Association is a nonprofit corporation.

ARTICLE IV

The initial street address of the Corporation's registered agent and office is: 1701 Hermitage Blvd, Suite 203, Tallahassee, FL 32308. The initial registered agent for the Corporation at that address is: King & Wood, P.A.

ARTICLE V

The period of the Association's duration is perpetual.

ARTICLE VI

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within the subdivision in Leon County, Florida, known as The Cottages at Lonnie (the "Subdivision"), and to promote the health, safety, and welfare of the residents within the Subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

- a. Perform all of the duties and obligations of the Association as set forth in the restrictive covenants (the "Restrictive Covenants") applicable to the Subdivision and recorded in the public records of Leon County, Florida;

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TALLAHASSEE, FL

- b. Affix, levy, and collect all charges and assessments pursuant to the terms of the Restrictive Covenants and enforce payment thereof by any lawful means, and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;
- c. Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property of the Association;
- d. Borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of members, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- e. Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility, for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale, or transfer;
- f. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds (2/3) of the members;
- g. Have and exercise all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Restrictive Covenants, and no part or any net earnings will inure to the benefit of any member.

ARTICLE VII

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot in the Subdivision, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot in the Subdivision.

ARTICLE VIII

The Association shall have one class of voting membership: all owners of lots, including the developer of the Subdivision, shall be entitled to one vote per lot owned. If a lot is owned by more than one person or entity, each person or entity shall be a member of the Association, but in

no event may more than one vote be cast per lot.

ARTICLE IX

The affairs of the Association shall be managed by a Board of Directors, who shall be elected in accordance with the bylaws of the corporation, and designated officers of the Association, including President, Vice President, Secretary and Treasurer. Joseph D. Adams, whose address is 3544 Oak Hill Trail, Tallahassee, FL 32312, shall serve as the initial director of the Association.

ARTICLE X

Upon dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE XI

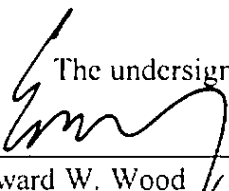
The name and street address of the person signing these articles of incorporation is:

Name

Address

Edward W. Wood, Esq.

1701 Hermitage Blvd., Suite 203
Tallahassee, FL 32308

The undersigned incorporator has executed these articles of incorporation.

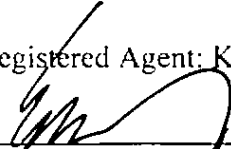
Edward W. Wood
Incorporator

12/17/19
Date

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for The Cottages at Lonnie Homeowners' Association, Inc. at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to Chapter 617, Florida Statutes.

Registered Agent: King & Wood, P.A.

_____
By: Edward W. Wood
Its: President

12/17/19
Date