

N200000002125

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

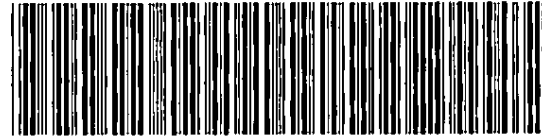
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer

Office Use Only



700341264447

02/26/20--01002--018 **70.00

2020 FEB 25 AM 9:53
SECRETARY OF STATE
TALLAHASSEE, FL

FILED

N CULLIGAN

FEB 26 2020

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Signature Homes of Rose of Sharon

Homeowners Association, Inc.

Signature

Requested by: Seth

02/25/20

Name

Date

Time

Walk-In

Will Pick Up

Art of Inc. File _____
LTD Partnership File _____
Foreign Corp. File _____
L.C. File _____
Fictitious Name File _____
Trade/Service Mark _____
Merger File _____
Art. of Amend. File _____
RA Resignation _____
Dissolution / Withdrawal _____
Annual Report / Reinstatement _____
Cert. Copy _____
Photo Copy _____
Certificate of Good Standing _____
Certificate of Status _____
Certificate of Fictitious Name _____
Corp Record Search _____
Officer Search _____
Fictitious Search _____
Fictitious Owner Search _____
Vehicle Search _____
Driving Record _____
UCC 1 or 3 File _____
UCC 11 Search _____
UCC 11 Retrieval _____
Courier _____

FILED

2020 FEB 25 AM 9: 53

SECRETARY OF STATE
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION
OF
SIGNATURE HOMES OF ROSE OF SHARON
HOMEOWNERS ASSOCIATION, INC.
A Florida not-for-profit Corporation**

The undersigned subscriber to these Articles of Incorporation hereby forms a not-for-profit corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation is **SIGNATURE HOMES OF ROSE OF SHARON HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereinafter referred to as the "Corporation" or "Association," created under Florida Statutes, Chapter 617.

ARTICLE II. ADDRESS

The principal place of business and the mailing address of this Corporation is 801 Northpoint Parkway, Suite #33 West Palm Beach, Florida 33407.

ARTICLE III. EXISTENCE

The Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE IV. PURPOSES

A. The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for the enforcement of the Declaration of Covenants, Restrictions and Easements for SIGNATURE HOMES OF THE ROSE OF SHARON DEVELOPMENT, a private residential community in Palm Beach County, Florida (the "Declaration") and any amendments thereto which subject additional property to the Declaration, and to provide for the maintenance and preservation of the Common Areas as that term is defined in the Declaration, and to operate and maintain the Surface Water or Storm Water Management System. The Association shall levy and collect adequate assessments from members of the Association for the cost of maintenance and operation of the Common Areas and the Surface Water or Storm Water Management System which shall include, but not be limited to, the retention areas, drainage structures, and drainage easements.

B. In addition to the powers set forth under Florida Statutes, Chapter 617, the Association shall have the following powers:

1. to own and convey property;
2. to operate and maintain common property, including the surface water management system, and underground irrigations systems;
3. to establish rules and regulations;
3. to assess members and enforce assessments;
4. to sue and be sued; and
5. to contract for services.

ARTICLE V. MEMBERSHIP

Every person or entity who is a record owner of a fee simple interest in any Lot, as that term is defined in the Declaration, which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Palm Beach County, Florida, of the deed or other instrument establishing the acquisition. The foregoing is not intended to include persons or entities who hold an interest merely as security or collateral for the performance of obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Such membership shall automatically terminate when such person or entity is no longer the record Owner of a Lot.

ARTICLE VI. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation shall be 801 Northpoint Parkway, Suite #33, West Palm Beach, Florida 33407.
The name of the registered agent of the corporation is: Roy Dan

ARTICLE VII. INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

NAME	ADDRESS
Roy Dan	801 Northport Parkway, Suite 33 West Palm Beach, Florida 33407

ARTICLE VIII. BOARD OF DIRECTORS

A. There shall always be not less than three Directors, however the By-Laws may provide for additional Directors. The names and addresses of the persons who constitute the initial Board of Directors, until the selection and qualifications of their successors, are:

NAME	ADDRESS
Roy Dan	801 Northport Parkway, Suite 33 West Palm Beach, Florida 33407
Ross Lavin	1481 South Military Trail, Suite 9 West Palm Beach, Florida 33415
Sylvia Garcia	801 Northport Parkway, Suite 33 West Palm Beach, Florida 33407

B. The Directors of the Corporation shall be elected as provided in the By-Laws.

ARTICLE IX. DISSOLUTION

The Association may not be dissolved without the assent given in writing and signed by not less than unanimous vote of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not-for-profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created, and the Association shall be dissolved in accordance with law.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation shall require the approval of a majority of the Board of Directors, and sixty-seven (67%) percent of the entire membership, as set forth below. Amendments shall be effective when a copy thereof has been filed with the Secretary of State of Florida and all filing fees have been paid. These Articles may not be amended in any manner which shall amend, modify or affect any terms and conditions, rights or obligations set forth in the Declaration.

Amendments to the Articles of Incorporation shall be made in the following manner:

A. The Board of Directors shall adopt a resolution setting forth the proposed amendment, and, if members have been admitted to the Association, direct that it be submitted to a vote at a meeting of members, which may be either the annual or a

special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of the Board of Directors and the provisions for adoption by members shall not apply.

B. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

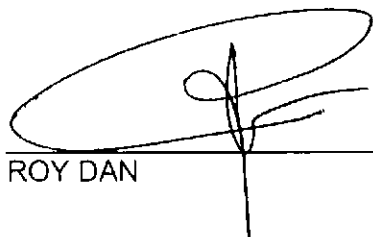
C. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon an affirmative vote of sixty-seven (67%) percent of all members entitled to vote thereon.

D. The Articles of Amendment shall be executed by the corporation by its President and Vice President and by its Secretary or an Assistant Secretary and acknowledged by one of the officers signing such amendment.

For the purposes of forming this corporation under the Laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator of this Association, have executed these Articles of Incorporation for

**SIGNATURE HOMES OF ROSE OF SHARON
HOMEOWNERS ASSOCIATION, INC.**

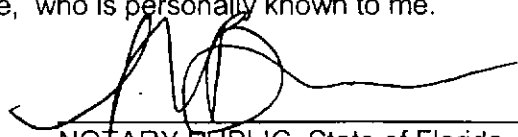
on this 18 day of February, 2020.



ROY DAN

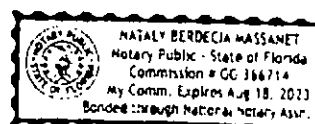
STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 18 day of February, 2020, by ROY DAN, (x) by physical presence, who is personally known to me.



NOTARY PUBLIC, State of Florida

My Commission Expires: 08/18/2023



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091 Florida Statutes, the following is submitted, in compliance with said Act:

That **SIGNATURE HOMES OF ROSE OF SHARON HOMEOWNERS ASSOCIATION, INC.** desiring to organize or qualify under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at 801 Northpoint Parkway, Suite #33, West Palm Beach, Florida 33407, has named **ROY DAN**, located at 801 Northpoint Parkway, Suite #33, West Palm Beach, Florida 33407. County of Palm Beach, State of Florida, as its registered agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation at place designated in this certificate, I hereby accept to act in this capacity, and I further agree to comply with the provision of said Act relative to keeping open said office.



ROY DAN
REGISTERED AGENT

SECRETARY OF STATE
TALLAHASSEE, FL

2020 FEB 25 AM 9:53

FILED