

N 2 0000000 9599

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

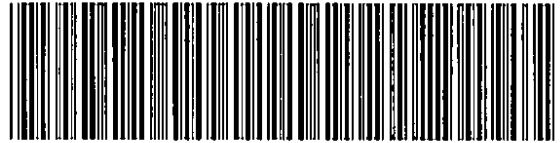
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100349496011

09/06/20--01014 -001 *+0.00

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: SUNSET AT LANSBROOK HOMEOWNERS' ASSOCIATION, INC.
(PROPOSED CORPORATE NAME – **MUST INCLUDE SUFFIX**)

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

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: FARIHOD M. NIKJEH
Name (Printed or typed)

4114 WOODLANDS PKWY #401
Address

PALM HARBOR, FL 34685
City, State & Zip

727-460-3500
Daytime Telephone number

FARIHOD.NIKJEH@GMAIL.COM
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

Articles of Incorporation

SUNSET AT LANSBROOK HOMEOWNERS' ASSOCIATION, INC. a Florida not for profit corporation

I, the Incorporator, adopt this Articles of Incorporation to form a not for profit corporation under Florida's Not For Profit Corporations Act.

Article One

Name; Duration

The name of the not for profit corporation is SUNSET AT LANSBROOK HOMEOWNERS' ASSOCIATION, INC. This corporation, subject to Florida law, shall have perpetual existence.

Article Two

Principal Place of Business and Mailing Address

The principal place of business address and mailing address of the not for profit corporation is:

4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Article Three

Purpose

The specific purpose for which this not for profit corporation is organized is to act as a not for profit homeowners' association to assess, collect, and enforce assessments of its members, to own and control real and personal property, and to own, control, manage, operate, and maintain the Surface Water/Stormwater Management System referred to under the First Amended and Restated Declaration of Inclusion and Covenants and Restrictions for Sunset at Lansbrook in Pinellas County, Florida (the "Declaration"), as such Declaration may be amended or restated from time to time, and to do those other acts for which it is charged under such Declaration.

Article Four

Board of Directors

The not for profit corporation is organized on a non-stock basis and will have no stockholders. The Board of Directors will have authority for all affairs of the not for profit corporation and may exercise all powers of the not for profit corporation as permitted by federal law, state law, and the Articles of Incorporation and Bylaws of this not for profit corporation as in effect from time to time, including but not limited to the power to sue and be sued in a court of proper jurisdiction.

The number of directors to constitute the first Board of Directors is three. After this initial Board of Directors is organized, it may change the number of directors in the manner provided in the Bylaws and consistent with the laws of the State of Florida.

The initial members of the Board of Directors are:

Farhod M. Nikjeh
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Jennifer Marshall
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Mark Maconi
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Article Five Initial Officers

The initial officer(s) of the not for profit corporation are:

Title: President
Farhod M. Nikjeh
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Title: Secretary
Jennifer Marshall
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Title: Treasurer
Farhod M. Nikjeh
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

Article Six Registered Agent and Office

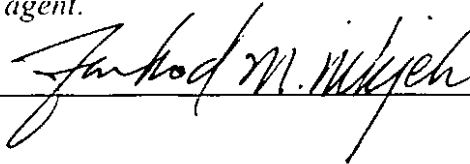
The name of the initial registered agent and registered office in the State of Florida are:

Farhod M. Nikjeh
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

The Registered Agent (and the corporation's secretary) will maintain copies of all permitting actions promulgated by the Southwest Florida Water Management District, or its successor, for the benefit of the Association.

Having been named as registered agent to accept service of process for the above stated not for profit corporation at the place designated in this certificate, I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: _____



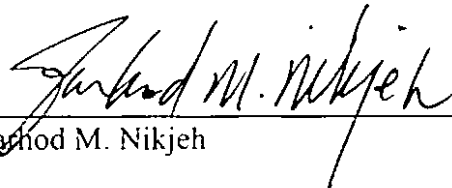
**Article Seven
Incorporator**

The name and address of the Incorporator is:

Farhod M. Nikjeh
4114 Woodlands Pkwy. #401
Palm Harbor, Florida 34685

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in s.817.155, F.S.

The Articles of Incorporation are signed on August 4th, 2020.



Farhod M. Nikjeh