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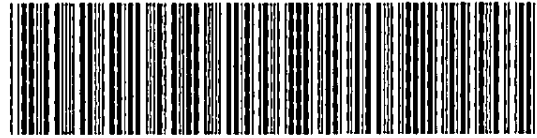
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Derrick Thompson
10/26/20

COVER LETTER

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

SUBJECT: Coastal Collection Townhome Owners' 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: Jason Lambert - Dinsmore & Shohl, LLP

Name (Printed or typed)

201 N. Franklin St. Ste 3050

Address

Tampa, FL 33602

City, State & Zip

813-543-9823

Daytime Telephone number

jason.lambert@dinsmore.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 of Coastal Collection Townhome Owners' Association, Inc.

We, the undersigned, with other persons being desirous of forming a not for profit corporation under the provisions of Chapter 617, *Florida Statutes*, do agree to the following:

Article I – Name and Address

The name of this corporation shall be Coastal Collection Townhome Owners' Association, Inc. (the "Association"). The principal office and mailing address of the Association shall be c/o Jason S. Lambert, Esq., Dinsmore & Shohl, LLP, 201 N. Franklin St. Ste. 3050, Tampa, FL 33602.

Article II – Purpose

The Association is organized as a not-for-profit corporation under Chapter 617, *Florida Statutes*, and is a condominium association, as referred to and authorized under Chapter 718, *Florida Statutes*. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida to be known as the Coastal Collection Townhomes (the "Townhomes"). The Declaration of Condominium whereby the Townhomes have been or will be created, together with any amendments thereto, is hereinafter referred to as the Declaration. The developer of the Townhomes is Cedar Creek Holdings, LLC ("Developer").

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

Article III – Powers and Duties

The Association shall have all of the common law and statutory powers of a not for profit corporation which are not in conflict with the Declaration or Chapter 718, *Florida Statutes*. The Association shall have all of the powers and duties set forth in Chapter 718, *Florida Statutes*, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association, or the Declaration.

Article IV – Limitation on Activities

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director, shareholder, or officer of the Association, provided, however, the Association may pay compensation in a reasonable amount for services rendered.

Article V – Term of Existence

The Association shall have perpetual existence, unless dissolved according to law.

Article VI – Members

The Association shall have members. The sole qualification for membership is the ownership of a recorded, vested, present fee simple interest in a Unit (as defined in the Declaration), provided, however, in the event of a termination of the Townhomes, members shall be those persons or other legal entities who are members at the time of such termination, or their successor or assigns. Each Owner designated in a deed or other instrument establishing title to a Unit, which deed is duly recorded in the Public Records of Pinellas County, Florida, shall automatically become a member upon delivery to the Association of a copy of such instrument. Membership in the Association shall be terminated automatically when title to the Unit supporting said membership vests in another legal entity or person, provided, however, any party who owns more than one Unit shall remain a member of the Association as long as he or she shall retain title to any Unit.

Prior to the recording of the Declaration in the Public Records of Pinellas County, Florida, the incorporator hereto shall remain the sole member of the Association and shall be entitled to one vote.

Article VII – Board of Directors

The business affairs of the Association shall be managed by the Board of Directors.

The Association shall have 3 director(s) initially who are to serve as directors until the first elect by the members. The names and addresses of the initial directors are as follows:

Qemal Hasanbelli 3029 Crest Drive Clearwater, FL 33759	Aida Hasanbelli 3029 Crest Drive Clearwater, FL 33759	John Barkett 615 9th Street N. St. Petersburg, FL 33701
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The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three.

The first election of directors shall not be held until members other than Developer are entitled to elect at least one director. Any vacancies occurring before the first election may be filled by Developer.

Article VIII – Officers

The officers of the Association shall be the President, Vice President(s), a Secretary, and a Treasurer. Such other officers, assistant officers, or agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are: Qemal Hasanbelli as President, Vice President, and Secretary and Aida Hasanbelli as Treasurer.

The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified or until his earlier resignation, removal from office, or death.

The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and Florida Statutes.

Article IX – Bylaws

The initial Board of Directors shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Florida Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing, limiting, and regulating the powers of the Association, the directors, and the members. The power to adopt, amend, or repeal Bylaws of the Association shall be vested in the members as provided in the Bylaws.

Article X – Amendments

The Articles of Incorporation may be amended in the manner set forth in Florida Statutes, as amended from time to time.

Article XI – Initial Registered Office and Agent

The initial registered agent of the Association shall be Jason S. Lambert, Esq. and the initial registered office of the Association shall be c/o Dinsmore & Shohl, LLP, 201 N. Franklin St. Ste 3050, Tampa, FL 33602.

Article XII – Incorporator

The name and address of the incorporator of the Association is Jason S. Lambert, Esq., Dinsmore & Shohl, LLP, 201 N. Franklin St. Ste 3050, Tampa, FL 33602.

REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



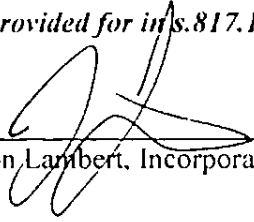
Jason Lambert, Registered Agent



Date

INITIAL INCORPORATOR

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 for in s.817.155, F.S.



Jason Lambert, Incorporator

10/5/2020

Date