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(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

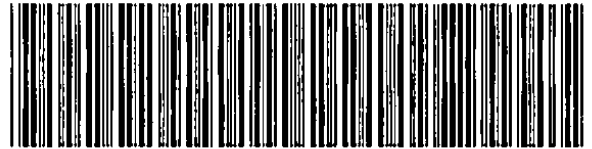
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FBI - NEW YORK

LAW OFFICES OF
N. Richard Schopp, P.A.

453 NW Prima Vista Boulevard
Port St. Lucie, Florida 34983
Telephone: (772)878-4120
Fax: (772)878-5103

December 2, 2020

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

Re: Charter for Palmetto Flats Homeowners Association, Inc.
Document Number:

Dear Sir or Madam:

Enclosed you will find the original Articles of Incorporation of Palmetto Flats Homeowners Association, Inc., a Florida Not-For-Profit Corporation. Accompanying this is the Acceptance of the Registered Agent.

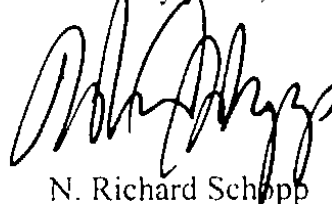
Also enclosed please find a check from my firm in the amount of \$78.75 representing the filing fees registered agent designation and a Certificate of Status.

Please send the Certificate of Status to my address above.

For purposes of correspondence, my e-mail address is: nrspa@bellsouth.net.

For any further information, please do not hesitate to contact me.

Sincerely yours,



N. Richard Schopp

NRS/ajd
Enclosure

2020 DEC -8 AM 8:32

LAW OFFICES OF
N. Richard Schopp, P.A.

453 NW Prima Vista Boulevard
Port St. Lucie, Florida 34983
Telephone: (772)878-4120
Fax: (772)878-5103

December 2, 2020

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

Re: Charter for Palmetto Flats Homeowners Association, Inc.
Reference Number: W20000142602

Dear Sir or Madam:

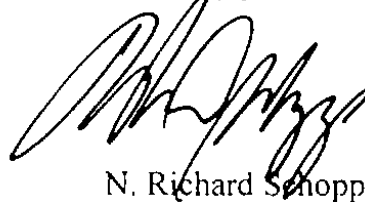
Enclosed please find your Letter Number: 120A00025321 together with the corrected document.

Please send the Certificate of Status to my address above.

For purposes of correspondence, my e-mail address is: nrspa@bellsouth.net.

For any further information, please do not hesitate to contact me.

Sincerely yours,



N. Richard Schopp

NRS/ajd
Enclosures

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Articles of Incorporation of Homeowner's Association Not-for-Profit Corporation

ARTICLES OF INCORPORATION OF PALMETTO FLATS HOMEOWNERS ASSOCIATION, INC.

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 720 of the Florida Statutes, adopt the following articles of incorporation.

ARTICLE I. NAME

The name of this corporation is PALMETTO FLATS HOMEOWNERS ASSOCIATION, INC.. The address of the corporation is 201 Campbell Rd., Ft. Pierce, FL 34945. The mailing address is the same.

ARTICLE II. PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapter 720 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of PALMETTO FLATS a subdivision under Florida Statute Chapter 720 pursuant to a Plat to be recorded.

ARTICLE III. MEMBERS

Each lot owner shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such lot, except that no person or entity holding title to a lot as security for performance of an obligation shall acquire the membership appurtenant to the lot by virtue of the title ownership. In no event may any membership be severed from the lot to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the Plat documents.

ARTICLE IV. INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 201 Campbell Road, Fort Pierce, Florida 34945.

The name of the initial registered agent at the office is: Wade Tindall.

ARTICLE V. INCORPORATORS

Name of Incorporator	Residence of Incorporator
Wade Tindall	201 Campbell Road, Fort Pierce, FL 34945
Christy Ivey Tindall	201 Campbell Road, Fort Pierce, FL 34945
Will Tindall	201 Campbell Road, Fort Pierce, FL 34945

ARTICLE VI. DIRECTORS

The number of persons constituting the first board of directors is three (3). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Name of Director	Address of Director
Wade Tindall	201 Campbell Road, Fort Pierce, FL 34945
Christy Ivey Tindall	201 Campbell Road, Fort Pierce, FL 34945
Will Tindall	201 Campbell Road, Fort Pierce, FL 34945

At the first annual meeting, the members shall elect from among the members of the corporation one (1) directors for a term of one year each, one (1) directors for a term of two years each, and one (1) for a term of three years each; at each annual meeting after that the members shall elect from among the membership one (1) directors for a term of three years each.

ARTICLE VII. OFFICERS

The affairs of the corporation are to be managed by a president, vice president, secretary, assistant secretary, and treasurer who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first election of officers are as follows: Wade Tindall, President; Will Tindall, Vice President, Christy Ivey Tindall, Secretary/Treasurer.

ARTICLE VIII. BYLAWS

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting of the members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE IX. POWERS OF CORPORATION

To promote the health, safety, and welfare of the residents of PALMETTO FLATS HOMEOWNERS ASSOCIATION, INC., the corporation may:

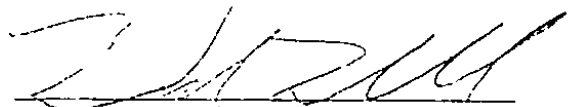
- (1) exercise all of the powers and perform all of the duties of the association as set forth in the Plat documents and in the bylaws, as those documents may from time to time be amended;
- (2) determine, levy, collect, and enforce payment by any lawful means of all assessments for common charge, and pay such common charges as the same become due;
- (3) engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium;
- (4) take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it on the vote of 60% of the members;
- (5) dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of 60% of the members; and
- (6) have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

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ARTICLE X. DISSOLUTION

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

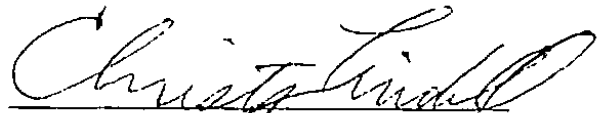
In witness, we, the undersigned, being the incorporators of this corporation, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on October 10, 2020



Wade Tindall, Incorporator



Will Tindall, Incorporator



Christy Ivey Tindall, Incorporator

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Palmetto Flats 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 F.S. 607.0501.

Will Lindall

Registered Agent

Date 11/19/2020

201 CAMPBELL ROAD
FORT PIERCE, FL 34945