

N210000001762

(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



600360120316

FEB 17 2021 03:35 PM

SECRETARY OF STATE  
TALLAHASSEE, FL

2021 FEB 17 PM 3:35

FILED



STATE  
OF  
FLORIDA

FEB 17 PM 2:13

SECRETARY OF STATE

Handwritten notes at the bottom right corner.

# COVER LETTER

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

**SUBJECT:** PECAN HILL PROPERTY 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: STACY SMALL  
\_\_\_\_\_  
Name (Printed or typed)

3520 THOMASVILLE ROAD - 4TH FLOOR  
\_\_\_\_\_  
Address

TALLAHASSEE, FL 32309  
\_\_\_\_\_  
City, State & Zip

893-4105  
\_\_\_\_\_  
Daytime Telephone number

\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

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

FILED

2021 FEB 17 PM 3:35  
SECRETARY OF STATE  
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION  
OF  
PECAN HILL PROPERTY OWNERS  
ASSOCIATION, INC.**

**I**

The Name of the corporation shall be **PECAN HILL PROPERTY OWNERS ASSOCIATION, INC.**

**II**

The duration of the corporation shall be perpetual.

**III**

The purpose for which the corporation is organized is to provide for the preservation of the values, amenities, attractiveness and desirability of real property known as **PECAN HILL SUBDIVISION** located in Jefferson County Florida.

**IV**

The principal office of the corporation shall be located at 329 Elliott Drive, Monticello, Florida 32344.

**V**

The initial board of directors shall be three in number. Their names and addresses are as follows:

Damian Costantino

3120 Briarwood Drive  
Tallahassee, FL 32308

Jason Bacon

205 SW 28<sup>th</sup> Street  
Fort Lauderdale, FL 33315

Derek Kasdorf

519 – ½ E. Tennessee Street  
Tallahassee, FL 32308

## VI

The manner of election of directors is referred to in the Bylaws.

## VII

The name and address of the incorporator is Jason Bacon, 205 SW 28<sup>th</sup> Street, Fort Lauderdale, FL 33315.

## VIII

The name of the initial registered agent of the corporation is Susan S. Thompson, 3520 Thomasville Road, 4<sup>th</sup> Floor, Tallahassee, FL 32309.

## IX

Every person that is a record owner of a lot in **PECAN HILL SUBDIVISION** shall be a member of the Association. Membership is appurtenant to and may not be separated from ownership of any lot.

## X

In the event of dissolution of the corporation, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes.

**XI**

As long as there is Class B membership, the following actions will require the prior approval of FHA or VA: annexation of additional properties, mergers and consolidations, mortgaging of common area, dedication of common area, dissolution and amendment of these articles.

**XII**

The Articles may be amended by the vote of at least 2/3 of the members.

**DATED** this 17th day of February, 2021.

  
\_\_\_\_\_  
**JASON BACON**


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

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First—that **PECAN HILL PROPERTY OWNERS ASSOCIATION, INC.** desiring to organize under the laws of the State of Florida with its principal office indicated in the articles of incorporation in the City of Tallahassee, County of Leon, State of Florida, has named **Susan S. Thompson, 3520 Thomasville Road, 4<sup>th</sup> Floor, Tallahassee, FL 32309** as its agent to accept service of process within this state.

**ACKNOWLEDGEMENT**

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

  
\_\_\_\_\_  
**SUSAN S. THOMPSON**

2021 FEB 17 PM 3:35  
SECRETARY OF STATE  
TALLAHASSEE, FL

**FILED**