

N21000002920

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

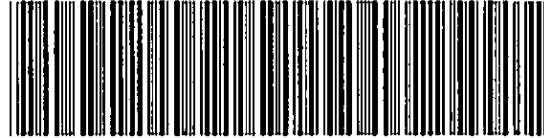
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600357909836

01/14/21--01014--021 \*\*87.50

FILED  
2021 JAN 14 PM 1:35


710 Radford Place  
Sun City Center, FL 33573

January 12, 2021

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314  
(850) 245-6052

**SUBJECT: RADFORD PLACE HOMEOWNERS'S ASSOCIATION, INC.**

In accordance with Chapter 617, Florida Statutes, please find enclosed the original and one (1) copy of the Articles of Incorporation and a check in the amount of \$87.50, payable to Department of State, to cover the cost of the Filing Fee, Certified Copy & Certificate.

FROM:   
Bryant Pomrenke, Incorporator  
710 Radford Place  
Sun City Center, FL 33573  
Daytime Telephone Number: 240-401-9185  
E-mail address: Bryant.Pomrenke@hotmail.com

RECEIVED  
JAN 13 2021  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION  
OF  
RADFORD PLACE HOMEOWNERS' ASSOCIATION, INC.  
(A Corporation Not for Profit)**

THE UNDERSIGNED INCORPORATOR to these Articles of Incorporation hereby proposes the incorporation under Chapter 617, Florida Statutes, of a corporation not for profit, and hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida, Articles of Incorporation, and hereby certifies as follows:

**ARTICLE I: NAME AND LOCATION**

The name of this corporation shall be RADFORD PLACE HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association"), and its initial office for the transaction of its affairs shall be 710 Radford Place, Sun City Center, FL 33573.

**ARTICLE II: PURPOSES**

This Association does not contemplate pecuniary gain or profit to the members thereof, and no distribution of income to its members, directors or officers shall be made, except that nothing herein shall prevent the Association from compensating persons who may be members, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of the Association in furtherance of one or more of its purposes. The general purpose of this Association is to promote the common interests of the property owners of Lots 1 through 11 inclusive, and Common Lot 12, according to map or plat thereof recorded in Official Record Book 2822, on page 894, also depicted as Exhibit A, of the Public Records of Hillsborough County, Florida (hereinafter referred to as "Radford Place"). The specific purpose of this Association is to perform the functions as contemplated in the Declaration of Restrictions and Establishment of Board of Management for Radford Place as recorded in Official Record Book 2822, pages 889 through 894 of the Public Records of Hillsborough County, Florida (hereinafter referred to as the "Declaration"); as the same may in the future be amended, which purposes shall include but not be limited to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration; and

(b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; and

(c) Pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association; and

(d) Maintain, repair and replace Common Properties as contemplated by the Declaration; and

(e) Have and exercise any, and all, other powers, rights and privileges of a not-for-profit corporation organized as a homeowners' association under the law of the State of Florida.

### ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

A. Eligibility. Every person, whether an individual, corporation or other entity, who is the record owner of a Lot that is subject to assessment pursuant to the Declaration shall become a member of the Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person shall be a member. A owner of more than one Lot is entitled to membership for each Lot owned. No person other than a Lot owner may be a member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Lot.

If more than one person owns a fee interest in any Lot, all such persons are members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file a certificate with the secretary of the Association naming the voting co-owner entitled to vote at such meeting, unless such co-owners have filed a general voting certificate with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, no separate certificate shall be necessary if title to any Lot is held in a tenancy by the entireties, and in such event either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing by such co-tenants by the entireties.

B. Classes of Membership and Voting: The Association shall have one class of voting membership who shall be all owners of properties in Radford Place. Subject to the provisions of Section A of this Article, members are entitled to cast one vote for each Lot owned. There shall be no cumulative voting for Directors or any other matters.

C. Transferability. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title.

### ARTICLE IV: TERM OF EXISTENCE

The Corporation shall have perpetual existence.

### ARTICLE V: INCORPORATOR

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

NAME

ADDRESS

Bryant Pomrenke

710 Radford Place  
Sun City Center, Florida 33573

## ARTICLE VI: MANAGEMENT

The affairs of the Corporation shall be managed by its Board of Directors, which shall consist of not less than three (3) nor more than seven (7) individuals, the precise number to be fixed in the Bylaws or by the Board of Directors of the Association from time to time. Directors shall be elected for one year terms by the members at the annual members' meeting, to be held as scheduled by the Board of Directors in the first quarter of each fiscal year in the manner prescribed in the Bylaws of the Association, and shall hold office until their respective successors are duly elected and qualified. The Board shall elect a President, a Vice President, a Secretary and a Treasurer of the Association, and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Association. Such officers are to hold office at the pleasure of the Board or until their successors are duly elected and qualified. Officers may be Directors. Officers and Directors must be members of the Association. No household can hold two (2) or more voting director offices. The officers shall have such duties as may be specified by the Board or the Bylaws of the Association. Vacancies occurring on the Board and among the officers shall be filled in the manner prescribed by the Bylaws of the Association.

## ARTICLE VII: INITIAL OFFICERS

The names of the initial officers who are to serve until their successors are elected under the provisions of these Articles of Incorporation and the Bylaws are the following:

<u>Title</u>	<u>Identity</u>
President	Bryant Pomrenke
Vice President	Eleanor Bardis
Secretary	Joan Kramer
Treasurer	Tom Kramer

## ARTICLE VIII: INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board of Directors of the Association shall be three (3) and the names and addresses of the members of such first Board of Directors, who shall hold office until their respective successors are elected pursuant to the provisions of these Articles of Incorporation and the Bylaws, are the following:

Bryant Pomrenke	710 Radford Place Sun City Center, Florida 33573
Eleanor Bardis	706 Radford Place Sun City Center, Florida 33573
Tom Kramer	709 Radford Place Sun City Center, Florida 33573

## ARTICLE IX: BYLAWS

After approval of a majority of the members of the Association, the Bylaws of the Association shall be adopted by the initial Board of Directors, as constituted under Article VIII above, at the organizational meeting of the Board. Thereafter the Bylaws may be altered, amended, or rescinded by the affirmative vote of two-thirds (2/3) of the Board of Directors, and after notice to the members, by the majority vote of members at any regular or special meeting of the membership.

## ARTICLE X: AMENDMENTS

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

(a) The Board of Directors shall adopt a resolution setting forth a proposed amendment and directing that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided by Florida Statutes for the giving of notice of meetings of members. 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 receiving the affirmative vote of a majority of the votes of all members entitled to vote thereon.

Any number of amendments may be submitted to the members and voted upon by them at one meeting.

Notwithstanding anything herein to the contrary, no amendment to these Articles of Incorporation shall be valid which constitutes a material change, without the written approval of two-thirds (2/3) of the members entitled to vote thereon. For the purposes of this Article, a material change to these Articles of Incorporation shall be deemed any change concerning:

- (1) voting rights of members; or
- (2) boundaries of any Lot; or
- (3) convertibility of Lots into Common Properties or vice versa; or
- (4) expansion or contraction of Radford Place, or the addition, annexation or withdrawal of property from Radford Place; or
- (5) imposition of any restrictions on an Owner's right to sell or transfer his or her Unit or Lot.

ARTICLE XI: REGISTERED OFFICE AND AGENT

Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the name and address of the Initial Registered Agent for service of process upon the Association is:

Bryant Pomrenke  
710 Radford Place  
Sun City Center, FL 33573

The above address is also the address of the registered office of the Association.

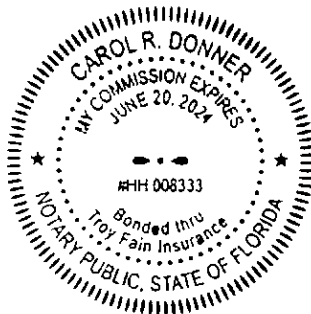
Bryant Pomrenke  
Bryant Pomrenke, Incorporator

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2021, by Bryant Pomrenke, being known to me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged to me that he executed the same as his free act and deed for the uses and purposes therein set forth. He is personally known to me or produced FL Drivers License as identification.

My Commission Expires:

6/20/24

(AFFIX NOTARY SEAL)



Carol R. Donner  
(Signature)

CAROL R. DONNER  
(Name - Legibly Printed)  
Notary Public, State of Florida

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for RADFORD PLACE HOMEOWNERS' ASSOCIATION, INC., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

Bryant Pomrenke  
Bryant Pomrenke