

3/12/2021

Division of Corporations

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**FLORIDA PROFIT/NON PROFIT CORPORATION
CG COUNTRY CLUB TURNOVER, INC.**

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**ARTICLES OF INCORPORATION
OF
CG COUNTRY CLUB TURNOVER, INC.
a Florida non-profit corporation**

THE UNDERSIGNED, acting as sole incorporator of a non-profit corporation to be formed under the Florida Not For Profit Corporation Act, F.S. §617.01011 et seq. (the "Act"), adopts the following Articles of Incorporation:

ARTICLE I NAME

The name of the corporation (the "Corporation") is: CG Country Club Turnover, Inc.

ARTICLE II PRINCIPAL OFFICE

The initial principal street and mailing address of the Corporation is:

8977 Dove Valley Way
ChampionsGate, FL 33896

ARTICLE III TERM

The term for which the Corporation is to exist shall be perpetual or until such time as the Corporation shall have been dissolved in accordance with the laws of the State of Florida.

ARTICLE IV PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Not-for-Profit Corporations Act for the organization of turnover affairs of Country Club At ChampionsGate, Inc., located in Osceola County, Florida. The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earning of the Association shall be distributed or inure to the private benefit of any member, Director or officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida except as expressly limited or modified by these Articles and the Bylaws.

ARTICLE V DIRECTORS

The manner in which the directors are to be elected or appointed shall be as stated in the bylaws of the Corporation. The Bylaws may be amended by the Directors. The business of the Corporation shall be conducted by the officers elected by the Board at its first meeting, and the officers shall serve at the pleasure of the Board.

The names and addresses of the initial directors of the Corporation are:

Neil Roberts
8867 Backspin Lane
ChampionsGate, FL 33896

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Allen Westermann
1421 Pro Shop Ct.
ChampionsGate, FL 33896

John Luczycki
1391 Dolphin Head Street
ChampionsGate, FL 33896

ARTICLE VI REGISTERED AGENT

The name of the initial registered agent of the Company is Neil Roberts and the street address of the initial registered agent, which shall be the registered office of the Company, is 8867 Backspin Lane, ChampionsGate, FL 33896.

ARTICLE VII INCORPORATOR

The name and address of the sole incorporator is:

Neil Roberts
8867 Backspin Lane
ChampionsGate, FL 33896

ARTICLE VIII AMENDMENTS

These Articles may be amended by the Board at a duly noticed Board meeting.

ARTICLE IX EFFECTIVE DATE

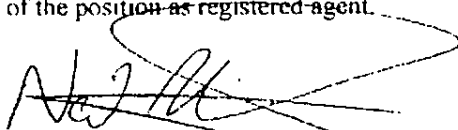
The effective date is the date of filing of these Articles.

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.

The undersigned, being the sole incorporator, has executed these Articles of Incorporation on this 11th day of March, 2021.


Neil Roberts, Sole Incorporator

I, Neil Roberts, having been designated to act as registered agent and to accept service of process for the above stated Corporation at the place designated in these Articles of Incorporation, hereby accepts the appointment as registered agent and agrees to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of a registered agent's duties, and I am familiar with and accept the designations of the position as registered agent.


Neil Roberts, Registered Agent