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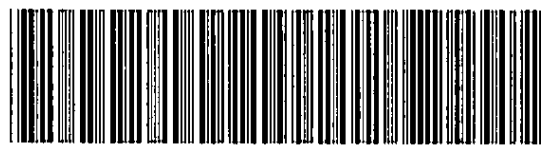
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FILED
2021 APR 22 AM 9:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: Grove Parc Homeowners' 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: Sarah E. Peart, Esq.
Name (Printed or Typed)
Peart Law Office, P.A.
10150 Highland Manor Dr
Address

Tampa, FL 33610
City, State & Zip

813-892-4912
Daytime Telephone number

Peartlaw@verizon.net
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 GROVE PARC HOMEOWNERS' ASSOCIATION, INC.

THE UNDERSIGNED, being desirous of forming a corporation not for profit under the provisions of the statutes of the State of Florida, Chapter 617, states as follows:

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2021 APR 22 AM 9:42
CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I
NAME OF CORPORATION

1.1 The name of the corporation shall be the Grove Parc Homeowners' Association, Inc., hereinafter referred to as the "Association". The mailing address and principal place of business of the corporation is 1728 Coral Way Suite 500B, Miami, Florida 33145.

ARTICLE II
PURPOSE

2.1 This not-for-profit corporation is organized under the terms and provisions of Chapter 617 and Chapter 720, Florida Statutes (the "Homeowners' Association Act"), and is organized to provide the entity responsible for the administration of the Grove Parc Townhomes community (the "subdivision"), located in the City of Wesley Chapel, Pasco County, Florida.

ARTICLE III
POWERS AND DUTIES

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit and all of the powers and duties set forth in the Homeowners' Association Act and the governing documents for the Subdivision, as amended from time to time.

3.2 The powers include, but shall not be limited to:

- a. To make and collect Assessments and other charges against members.
- b. To buy, own, operate, lease, sell and otherwise convey real and personal property as deemed necessary by the Board.
- c. To maintain portion of the community as required by the documents.
- d. To make and amend reasonable rules and regulations regarding use of the lots and common property owned by the Association.
- e. To enforce the provisions of the Association's governing documents.
- f. To sue and/or be sued.
- g. To contract for services to provide for operation and maintenance services, and as otherwise deemed necessary to the Board.

- h. To own, operate and perform routine custodial maintenance of the stormwater management system as exempted or permitted by all applicable governmental bodies or agencies, including but not limited to all lakes, retention areas, culverts and related appurtenances. The land upon which the stormwater management system is located is owned and/or controlled by the Association, to the extent necessary to operate and maintain the system or convey operation and maintenance to another approved entity.
- i. To purchase and maintain insurance on Association-owned property and as may otherwise be permitted by the governing documents and Florida law.
- j. To contract for bulk cable, data or communication services for the benefit of members if deemed appropriate by the Board.

ARTICLE IV MEMBERSHIP

4.1 All persons owning a vested present interest in the fee title to any of the Lots in the Subdivision, as evidenced by a duly recorded proper instrument in the public records of the county within which the Subdivision is located, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates.

ARTICLE V VOTING RIGHTS

5.1 Except as otherwise set forth in the Declaration, each Lot shall be entitled to cast one (1) vote at any meeting of the Association, to be cast in the manner set forth in the Association's Bylaws. The classes of membership are described in the Declaration for the Subdivision.

ARTICLE VI INCOME DISTRIBUTION

6.1 No part of the income of this corporation shall be distributable to its Members.

ARTICLE VII TERM OF EXISTENCE

7.1 This corporation shall exist perpetually, commencing on the date the Articles are filed with the Florida Department of State, unless dissolved according to law.

ARTICLE VIII
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

8.1 The initial registered agent and office of the corporation shall be:

Sarah E. Peart, Esq.
Peart Law Office, P.A.
10150 Highland Manor Drive
Suite 200
Tampa, FL 33610

ARTICLE IX
NUMBER OF DIRECTORS

9.1 The business of the corporation shall be conducted by a Board of Directors, which shall consist of not less than three (3), but not more than five (5) persons as set forth in the Bylaws. The Initial Directors shall be appointed by the Declarant as set forth in the Declaration of Covenants for the Subdivision, and once the non-Declarant members have the authority to elect board members, such election shall take place at the annual meeting or as otherwise permitted by law, in the manner set forth by the Bylaws and the Homeowners' Association Act.

ARTICLE X
FIRST BOARD OF DIRECTORS AND OFFICERS

10.1 Directors shall serve until the next annual meeting or until their successors are chosen and qualified.

10.2 The officers of the Association shall be a President, a Vice President (only if determined necessary by the Board), a Secretary, and a Treasurer, or as otherwise provided in the Bylaws. Officers shall be elected annually by the Directors and shall serve until his or her successor is chosen and qualified. The Officers shall have the authority and obligation as provided in the Bylaws and Florida Statutes.

10.3 Directors and Officers appointed by the Declarant need not be members of the Association. After turnover, Directors shall be members of the Association unless otherwise set forth in the Bylaws.

10.4 The first Board of Directors shall be as follows:

Eduardo Avila, Director and President	1728 Coral Way, Suite 500B, Miami, Florida 33145
Rigoberto Avila, Director and Treasurer	1728 Coral Way, Suite 500B, Miami, Florida 33145
Jorge Ortega Andrade, Director and Secretary	1728 Coral Way, Suite 500B, Miami, Florida 33145

**ARTICLE XI
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

11.1 All officers and directors shall be indemnified by the Association against all expenses and liabilities, including legal counsel fees (including but not limited to appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office, except when the director or officer is adjudged guilty of willful and wanton misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board approves the settlement as being in the best interest of the Association.

**ARTICLE XII
BYLAWS**

12.1 The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

**ARTICLE XIII
INCORPORATOR**

13.1 The name and street address of the incorporator to these Articles of Incorporation is as follows:

Sarah E. Peart, Esq.
Peart Law Office, P.A.
10150 Highland Manor Drive
Suite 200
Tampa, FL 33610

**ARTICLE XIV
AMENDMENTS**

14.1 The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a majority vote of all voting rights of all Members of the Association. While Declarant has the authority to appoint the majority of the Board of Directors, these Articles of Incorporation may be amended by the Board of Directors without membership approval.

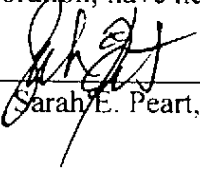
**ARTICLE XV
NON-STOCK CORPORATION**

15.1 The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement

that the Association is a corporation not for profit.

IN WITNESS WHEREOF, I, the undersigned incorporator of these Articles of Incorporation, have hereunto set my hand this 22nd day of April, 2021.

By: _____


Sarah E. Peart, Esq., Incorporator

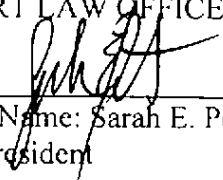
ACCEPTANCE OF REGISTERED AGENT

The undersigned, hereby accepts designation as Registered Agent, and Registered Agent of the foregoing corporation and acknowledges that she is familiar with the duties and responsibilities of a Registered Agent in Florida.

Dated this 22nd day of April, 2021.

PEART LAW OFFICE, P.A.

By: _____


Print Name: Sarah E. Peart, Esq.

Its: President