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21 JUL - 7 PM 5:21

SECRETARY OF STATE  
FALL ARIZONA COUNTY

SB  
7/9/21

## COVER LETTER

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

SUBJECT: Little Manatee Breeze 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: Commerce Title Services Inc  
Name (Printed or typed)

218 Apollo Beach Blvd  
Address

Apollo Beach FL 33572  
City, State & Zip

813 645 4641 X 1009  
Daytime Telephone number

Michael.L.Petersen PA@Outlook.com  
E-mail address: (to be used for future annual report notification)

21 JUL - 7 PM 5:21  
SECRETARY OF STATE  
TALLAHASSEE, FL 32314

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

**ARTICLES OF INCORPORATION**  
**OF**  
**LITTLE MANATEE BREEZE HOMEOWNERS ASSOCIATION, INC.**  
**A Florida Corporation Not For Profit**

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges, and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I**  
**NAME**

The name of this corporation is **Little Manatee Breeze Homeowners Association, Inc., a Florida corporation not for profit**, (hereinafter called the "Association" in these Articles.)

**ARTICLE II**  
**OFFICE AND REGISTERED AGENT**

This Association's registered office address is 10159 S. US Highway 41, Gibsonton, FL 33534 and its registered agent is Michael L. Peterson, Esq. who maintains a business office at 218 Apollo Beach Boulevard, Apollo Beach, Florida 33572. Both the Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

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21 JUL - 7  
SECRETARY  
TALLAHASSEE

### **ARTICLE III PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described as:

See Exhibit A

### **ARTICLE IV POWERS**

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be recorded in the Public Records of Hillsborough County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full:

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible, or intangible, in connection with this Association's affairs.

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with

this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.

(e) Borrowing. Borrow money and, with the approval of three-fourths (3/4) of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

(f) Dedications. With the approval of three-fourths (3/4) of the members, dedicate, sell, or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as three-fourths (3/4) of the members determine.

(g) Mergers. With the approval of three-fourths (3/4) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.

(i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted. Specific authority to sue and be sued is hereby acknowledged.

(j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and

maintenance thereof.

## **ARTICLE V MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

## **ARTICLE VI VOTING RIGHTS**

Members shall be all Owners and entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

## **ARTICLE VII BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Association's Bylaws, but at all times it must be an odd number of three or more, but not to exceed

seven (7). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: Bobby Ramey  
Address: 10159 S. US Highway 41, Gibsonton, FL 33534

Name: Amy Tallent  
Address: 10159 S. US Highway 41, Gibsonton, FL 33534

Name: Ty Ung  
Address: 19755 GA Highway 144, Richmond Hill, GA 31324

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TALLAHASSEE, FL

#### **ARTICLE VIII INCORPORATOR**

The name and residence of the incorporator is:

Name: Michael L. Peterson, Esq.  
Address: 218 Apollo Beach Boulevard  
Apollo Beach, Florida 33572

#### **ARTICLE IX DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of

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the State of Florida and with the assent given in writing and signed by not less than three quarters (3/4) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

#### **ARTICLE X DURATION**

This Association exists perpetually.

#### **ARTICLE XI BYLAWS**

This Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be altered, amended, or rescinded with the approval of three-fourths (3/4) of each class of members, except as to those provisions for Amendment to the Bylaws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### **ARTICLE XII AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of three-fourths (3/4) of the entire membership, except as to those provisions for Amendment to the Bylaws which are provided in the Declaration or any Supplemental Declaration in



which case those provisions shall control such Amendments.

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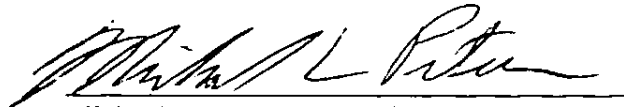
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ARTICLE XIII  
INTERPRETATION

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 12 day of April, 2021.



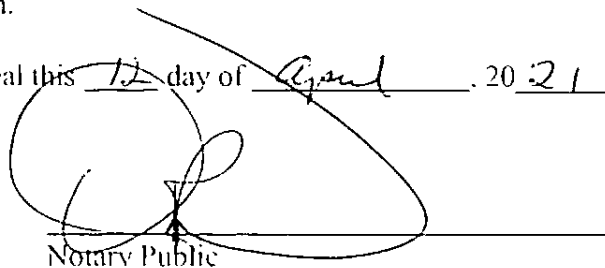
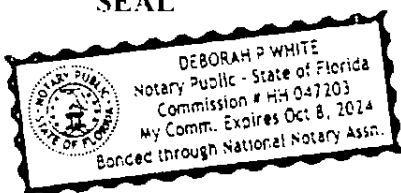
Michael L. Peterson, Esquire  
AS INCORPORATOR

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared Michael L. Peterson, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of Little Manatee Breeze Homeowners Association, Inc. and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein. He is personally known to me and did (did not) take an oath.

WITNESS my hand and official seal this 12 day of April, 2021.

SEAL



Notary Public

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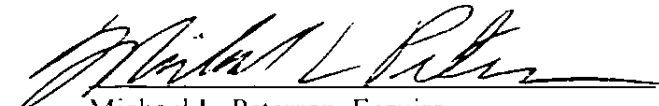
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED.

Little Manatee Breeze Homeowners Association, Inc., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 10159 S US Highway 41, Gibsonton, FL 33534 has named Michael L. Peterson, who address is 218 Apollo Beach Boulevard, Apollo Beach, Florida 33572, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.325, relative to the proper and complete performance of my duties.

Date: 7/12/2021

  
Michael L. Peterson, Esquire



COMMERCE  
SERVICES

WWW.COMMERCESERVICES.US

218 APOLLO BEACH BOULEVARD  
APOLLO BEACH, FLORIDA 33572  
PHONE: (813) 645-4641  
FAX: (813) 645-6932

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CORRESPONDENCE FROM / RESPOND TO:

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

☒ TITLE  
☐ SALES  
☐ LEGAL  
☐ MANAGEMENT

July 6, 2021

Department of State  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Re: Filing of Articles of Incorporation – not-for-profit  
Little Manatee Breeze Homeowners Association, Inc.

To whom it may concern:

Attached please find your required cover letter, original articles of incorporation and a copy, and our check in the amount of \$87.50 for processing of the above referenced not-for-profit corporation. If additional information is needed, please contact me at 813.645.4641.1009, or my email at [cs5dwhite@titleworkplace.biz](mailto:cs5dwhite@titleworkplace.biz). The Registered agent, Mr. Peterson's number is 813.645.0966 or via email at [michallpetersonpa@outlook.com](mailto:michallpetersonpa@outlook.com).

Sincerely,  
Commerce Title Services, Inc

Deborah P. White,  
Closing Manager

CC: Michael L. Peterson, PA  
Attachments  
Via overnight delivery