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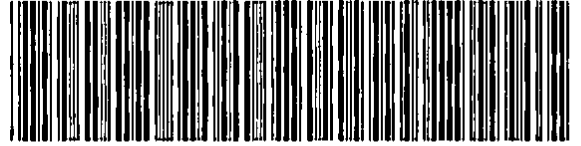
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ARTICLES OF INCORPORATION  
OF  
CHARLIN PARK COMMUNITY ASSOCIATION, INC.,  
A Florida Not-for-Profit Corporation

The undersigned incorporator, a resident of the State of Florida and of legal age, hereby makes, subscribes, acknowledges, and files with the Department of State 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 Charlin Park Community Association, Inc., a Florida not-for-profit corporation, (hereinafter called the "Association").

ARTICLE II  
OFFICE AND REGISTERED AGENT

The Association's principal office is 4746 Dunkeld Ave., Orlando, FL 32822, and its registered agent is Marianne Tolentino, 4746 Dunkeld Ave., Orlando, FL 32822. Both this Association's principal office and registered agent may be changed from time to time by the Board of Directors as provided by law.

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 the common areas and other residential lots within that certain tract of property (hereinafter called the "Property") in Orange County, Florida being more particularly described in Exhibit "A" attached hereto, and any other property brought within the jurisdiction of the Association pursuant to the Declaration, as hereinafter defined.

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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 Easements, Covenants, Conditions, and Restrictions for Charlton Park (hereinafter called the "Declaration") applicable to the Property and to be recorded in the Public Records of Orange 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, including, without limitation, the power to sue and be sued.
- (b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, 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, subject to any limitation set forth in the Declaration and the By-Laws of the Association.
- (c) Service and Maintenance Contracts. Enter into contracts with third parties to provide operation and maintenance services to the Association and the Common Area.
- (d) 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.
- (e) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, fees, or other governmental charges levied or imposed against this Association's property.
- (f) Borrowing. Borrow money and, with the approval of two-thirds of each class 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.
- (g) Dedications. With the affirmative vote of seventy-five percent (75%) 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 seventy five percent (75%) of the member (by vote) determine.
- (h) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

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- (i) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the lots, Common Area, and any Association property consistent with the rights and duties established by the Declaration and these Articles.
- (j) 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 the other rights, powers, and 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.
- (k) Enforcement. 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 Association 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 the conveyance of title of a lot.

#### ARTICLE VI VOTING RIGHTS

All members of the Association shall be entitled to one vote per 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.

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ARTICLE VII  
BOARD OF DIRECTORS

Section I. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's bylaws, but at all times must be an odd number of three (3) or more, but not to exceed five (5). The Directors named below (Initial Directors) shall serve until this Association's first annual meeting, the date for which shall be set by the Initial Directors. The term of office for all Directors, with the exception of the Initial 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. Other provisions pertaining to the nomination, election, voting and the noticing and scheduling of meetings for the election of Directors are set forth in this Association's bylaws.

Section II. 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:

Marianne Tolentino  
4746 Dunkeld Ave.  
Orlando, FL 32822

Enrique Tolentino  
4746 Dunkeld Ave.  
Orlando, FL 32822

Enrique Tolentino Jaramillo  
4746 Dunkeld Ave.  
Orlando, FL 32822

Section III. Every Director shall be indemnified by this Association against all expenses and liabilities, including attorney's fees (at all trial and appellate levels) reasonable incurred by, asserted against, or imposed upon him in connection with any proceeding, litigation, or settlement in which he may become involved by reason of his being or having been a Director of this Association, or arising in connection with the performance of his duties as a Director. The foregoing provisions for indemnification shall apply whether or not he is a Director at the time such expenses are incurred. Notwithstanding the above, in instances where a Director admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, or of any criminal activity, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a Director may be entitled whether by statute or common law.

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ARTICLE VIII  
INCORPORATOR

The name and address of the incorporator is:

Marianne Tolentino  
4746 Dunkeld Ave.  
Orlando, FL 32822

ARTICLE IX  
DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of the 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, assets inure to the benefit of any member or other private individual.

ARTICLE X  
DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XI  
BYLAWS

This Association's initial bylaws will be adopted by the Board of Directors. Thereafter, the bylaws may be altered, amended, or rescinded with the approval of seventy-five (75%) of the 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 amendment.

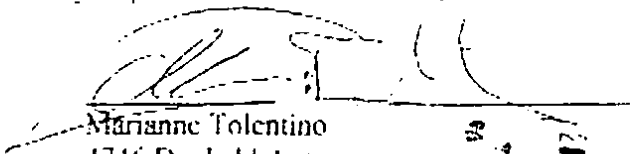
ARTICLE XII  
AMENDMENT

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the law of the State of Florida, provided that each amendment must have the approval in writing of two-thirds (2/3) of the 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.

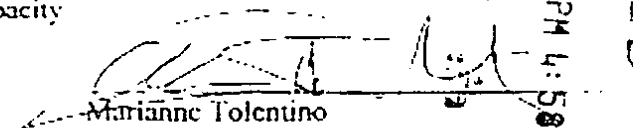
ARTICLE XIII  
INTERPRETATION

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, affirm that the facts stated herein are true and have executed these Articles of Incorporation this \_\_\_\_ day of August 2021. 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.

  
Marianne Tolentino  
4746 Dunkeld Ave.  
Orlando, FL 32822

Having been named as registered agent to accept service of process for the above named corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

  
Marianne Tolentino  
4746 Dunkeld Ave.  
Orlando, FL 32822

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August 2021 by Marianne Tolentino who is personally known to me or produced valid identification.

Notary Public \_\_\_\_\_