

N 210000 11548

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

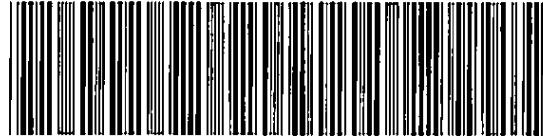
(Business Entity Name)

(Document Number)

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

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Office Use Only



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2021 SEP 30 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE, FL

RECEIVED  
2021 SEP 22 PM 1:13  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**CORPORATE  
ACCESS,  
INC.**

*When you need ACCESS to the world*

236 East 6th Avenue, Tallahassee, Florida 32303  
P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666. Fax (850) 222-1666

**WALK IN**

**PICK UP:** 9/22 DANNY

XX CERTIFIED COPY \_\_\_\_\_  
PHOTOCOPY \_\_\_\_\_  
CUS \_\_\_\_\_  
XX FILING INC \_\_\_\_\_

1. PHILLIPS LANDING PROPERTY OWNERS ASSOCIATION, INC.  
(CORPORATE NAME AND DOCUMENT #)
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
4. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
5. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL  
INSTRUCTIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## COVER LETTER

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

SUBJECT: Phillips Landing Property Owners 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: Godbold, Downing, Bill & Rentz, P.A.

Name (Printed or typed)

222 W. Comstock Avenue, Suite 101

Address

Winter Park, FL 32789

City, State & Zip

407/647-4418

Daytime Telephone number

andyg@condevil.com

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**  
In compliance with Chapter 617, F.S., (Not for Profit)

**ARTICLE I NAME**

The name of the corporation shall be: Phillips Landing Property Owners Association, Inc.

**ARTICLE II PRINCIPAL OFFICE**

Principal street address:  
921 N. Pennsylvania Avenue

Winter Park, FL 32789

Mailing address, if different is:

**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is: Operation and maintenance of a property owners' association

**ARTICLE IV MANNER OF ELECTION** The manner in which the directors are elected and appointed: by written ballot

**ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: Christopher Gardner, President/Director Name and Title: Richard A. Jerman, Vice Pres/Director

Address: 921 N. Pennsylvania Avenue Address: 1750 W. Broadway, Suite 111  
Winter Park, FL 32789 Oviedo, FL 32765

Name and Title: Denver Marlow, Secretary/Director Name and Title: Andy Gardner, Treasurer/Director

Address: 1750 W. Broadway, Suite 111 Address: 921 N. Pennsylvania Avenue  
Oviedo, FL 32765 Winter Park, FL 32789

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

2021 SEP 30 AM 10:03  
CLERK OF STATE  
TALLAHASSEE, FL

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The name and Florida street address (P.O. Box **NOT** acceptable) of the registered agent is:

Name: Andy Gardner

Address: 921 N. Pennsylvania Avenue

Winter Park, FL 32789

**ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

Name: Kristy Horan

Address: 222 W. Comstock Avenue, Suite 101

Winter Park, FL 32789

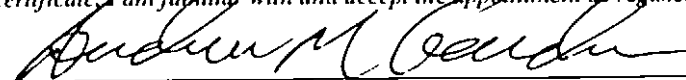
**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

*Having been named as registered agent to accept service of process for the above stated 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*

  
Required Signature of Registered Agent

9-27-21  
Date

*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.*

  
Required Signature of Incorporator

9-28-21  
Date