

**Electronic Articles of Incorporation  
For**

N21000012145  
FILED  
October 15, 2021  
Sec. Of State  
tscott

MAGNOLIA ESTATES OF LUTZ HOMEOWNER'S ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

MAGNOLIA ESTATES OF LUTZ HOMEOWNER'S ASSOCIATION, INC.

**Article II**

The principal place of business address:

13625 N. FLORIDA AVENUE  
TAMPA, FL. 33613

The mailing address of the corporation is:

13625 N. FLORIDA AVENUE  
TAMPA, FL. 33613

**Article III**

The specific purpose for which this corporation is organized is:

THE CORPORATION IS INTENDED TO QUALIFY AS A "HOMEOWNER ASSOCIATION" AS SUCH TERM IS DEFINED IN SECTION 528(C) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

**Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

**Article V**

The name and Florida street address of the registered agent is:

RAYMOND L RAIRIGH SR.  
13625 N. FLORIDA AVENUE  
TAMPA, FL. 33613

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: RAYMOND L. RAIRIGH, SR.

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## **Article VI**

The name and address of the incorporator is:

R & R LAND VENTURES, LLC  
13625 N. FLORIDA AVENUE

TAMPA, FL 33613

Electronic Signature of Incorporator: RAYMOND L. RAIRIGH, SR.

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D  
RAYMOND L RAIRIGH SR.  
19608 GRACE ESTATES LANE  
LUTZ, FL. 33549 US

Title: D  
ROBERT BENNETT  
4801 GEORGE ROAD  
TAMPA, FL. 33614 US

Title: D  
RAYMOND RAIRIGH JR.  
13625 N. FLORIDA AVENUE  
TAMPA, FL. 33613 US