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FLORIDA DEPARTMENT OF STATE
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 COMMERCIAL SERVICES

FLORIDA PROFIT/NON PROFIT CORPORATION
CANVAS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF CANVAS TOWNHOMES 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.

ARTICLE I. NAME OF CORPORATION

1.1 The name of this corporation shall be the Canvas Townhomes Homeowners' Association, Inc., hereinafter referred to as the "Association". The mailing address and principal place of business of the corporation is 1925 E. 6th Avenue, Tampa, FL 33605.

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 Canvas Townhomes community (the "Subdivision"), located in the City of St. Petersburg, Pinellas 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 Chapter 720, *Florida Statutes* (the "Homeowners' Association Act"), Chapter 617, *Florida Statutes* (the "Florida Not for Profit Corporation 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 portions 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 and take any action necessary for the purposes for which the Association is organized.
- f. To sue and/or be sued.
- g. To contract for services to provide for operation and maintenance services, and as otherwise deemed necessary by the Board, including but not limited to operation and maintenance of the surface water management system facilities if the Association employs a maintenance company.
- 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 inlets, ditches, swales, water control structures, ponds, lakes, retention and detention areas, floodplain compensation areas, wetlands, culverts and related appurtenances, buffer areas, and wetland mitigation areas. 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

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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 obligations 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:

President – Michael Minberg 1925 E 6th Ave, 3rd Floor, Tampa, FL 33605

Vice President – Michael Rivera 1925 E 6th Ave, 3rd Floor, Tampa, FL 33605

Secretary – Jennifer Latimer 1925 E 6th Ave, 3rd Floor, Tampa, FL 33605

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 wilful 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:

Name
Aaron Thomas, Esquire.

Address
1401 8th Avenue West
Bradenton, FL 34205

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

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approval.

IN WITNESS WHEREOF, I, the undersigned incorporator of these Articles of Incorporation, have hereunto set my hand this 6th day of April, 20 22.


By: 
Aaron Thomas, Incorporator

ACCEPTANCE OF REGISTERED AGENT

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

Dated this 6th day of April, 20 22.

NAJMY THOMPSON, P.L.

By: 
Print Name and Title: Aaron Thomas, Principal

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