

N/22000011702

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

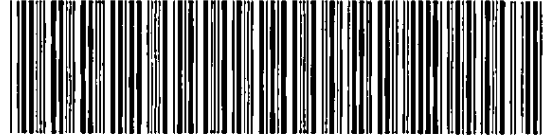
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2022 OCT 14 AM 10:19

2022 OCT 14 PM 4:42

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Advanced Incorporating Service

1317 California Street
P.O. Box 20396
Tallahassee, FL 32316

Phone: 850-222-CORP
Fax: 850-575-2724
Email: wlopez@aisincfl.com
Website: www.aisincfl.com

NAME OF ENTITY	
<i>West City FP Shops Property</i>	
<i>Owners Association, Inc.</i>	
FOR OFFICE USE ONLY	

PICK ONE:

____ CERTIFIED COPY ☒ PHOTOCOPY ____ C.U.S.

FILING:

☒ CORPORATION ____ LLC ____ LIMITED PARTNERSHIP ____ GENERAL PARTNERSHIP

____ FICTITIOUS NAME ____ SERVICE MARK/TRADE MARK ____ AMENDMENT

____ FOREIGN QUALIFICATION ____ JUDGMENT LIEN

____ OTHER _____

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Country _____

Amount of Documents _____

DATE 10/14/22 TIME _____

Notes: _____

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TALLAHASSEE, FL

ARTICLES OF INCORPORATION FOR

WestCity FP Shops Property Owners Association, Inc.

The undersigned incorporator, for the purpose of forming a not for profit corporation under the Florida Business Corporation Act, Chapter 617, hereby adopts the following Articles of Incorporation.

ARTICLE I: NAME

The name of the corporation is **WestCity FP Shops Property Owners Association, Inc.**

ARTICLE II: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office address is **1710 Brickel Drive, Ft. Lauderdale, FL 33301** and mailing address of the corporation is **9293 NW 15th Street, Coral Springs, FL 33071.**

ARTICLE III: NON-STOCK BASIS

The corporation is formed under a non-stock basis.

ARTICLE IV: PURPOSE

The specific nature of business for this not for profit corporation is a **Property Owners Association.**

ARTICLE V: OFFICERS AND DIRECTORS

The manner in which the directors are elected is as stated in the bylaws of the corporation. The name and address of the initial Officers of the corporation are:

Kenneth Simigran, President, 1710 Brickel Drive, Ft. Lauderdale, FL 33301
Stephen Douglas, VP/Secretary/Treasurer, 1710 Brickel Drive, Ft. Lauderdale, FL 33301

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ARTICLE VI: QUALIFICATION

The qualifications for the members and the manner of their admission are stated in the bylaws of the corporation.

ARTICLE VII: CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

ARTICLE VIII: AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation or any amendment(s) thereto.

ARTICLE IX: DISSOLUTION

In the event of this corporation dissolving, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt organizations described in sections 501(c) (3) and 170(c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law or to the Federal, State or local government for exclusive public purpose.

ARTICLE X: REGISTERED AGENT AND ADDRESS

The name and address of the initial Registered Agent of the corporation is **Stephen Douglas, 9293 NW 15th Street, Coral Springs, FL 33071.**

ARTICLE XI: INCORPORATOR

The name and address of the incorporator of the corporation is **Bruce Pender, 9293 NW 15th Street, Coral Springs, FL 33071.**

The undersigned incorporator has executed these Articles of Incorporation this 14th day of October 2022.

/s/ Bruce Pender
Bruce Pender, Incorporator

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CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of section 617.0501, Florida Statutes, the
aforementioned corporation, formed under the laws of the State of
Florida, submits the following statement designating the Registered
Agent and Registered Office, in the State of Florida.

Name of the corporation:

WestCity FP Shops Property Owners Association, Inc.

**Name and address of the Registered Agent and Registered
Office:**

Stephen Douglas

9293 NW 15th Street, Coral Springs, FL 33071

Having been named Registered Agent and to accept Service of
Process for the aforementioned corporation at the designated
place in this certificate, I hereby accept the appointment and
agree to act in its capacity, I further agree, am familiar with and
accept the obligations of my position as Registered Agent as
provided for in Chapter 617, Florida Statutes.

/s/ Stephen Douglas

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CLERK OF DISTRICT COURT
JUDICIAL CIRCUIT IN AND FOR
THE NINTH JUDICIAL CIRCUIT
MIAMI, FLORIDA