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CORPORATION SERVICE COMPANY
1201 Hays Street
Tallhassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 672843 7103152

AUTHORIZATION :

COST LIMIT : $ 70.00

ORDER DATE : April 13, 2023

ORDER TIME : 1:45 PM

ORDER NO. : 672843-005

CUSTOMER NO: 7103152

DOMESTIC FILING

NAME: MIDTOWN AT BONITA UMBRELLA ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
_____ CERTIFICATE OF LIMITED PARTNERSHIP
_____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

_____ CERTIFIED COPY
XX PLAIN STAMPED COPY
_____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker - EXT.

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION OF

MIDTOWN AT BONITA UMBRELLA

ASSOCIATION, INC.

A NON-PROFIT CORPORATION

2023 APR 13 PM 2:57

The undersigned, with other persons being desirous of forming a nonprofit corporation, under the provisions of Chapter 617 of the Florida Statutes, hereby submits the following:

ARTICLE I – NAME

The name of the corporation is:

Midtown at Bonita Umbrella Association, Inc.

The address of the principal office of this corporation shall be 6131 Lyons Road, Suite #200, Coconut Creek, FL 33073, and the mailing address of the corporation shall be the same.

ARTICLE II – NATURE OF BUSINESS

The corporation may engage in or transfer in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state country, territory or nation. The purpose for which the Corporation is organized is to serve as property owner's association for the mixed-use real estate project known as *Midtown at Bonita*, and located in Bonita Springs, Florida. The corporation shall have all the powers set forth in Section 617.0302 of the Florida Statutes, as the same may be amended from time to time. The corporation shall also have the authority to accept future phases of land into the corporation.

ARTICLE III MANNER OF ELECTION OF OFFICERS AND DIRECTORS

The Board shall be elected or appointed pursuant to the terms set forth in the Declaration of Covenants, Conditions and Restrictions for Midtown at Bonita and the Bylaws of the corporation.

ARTICLE IV INCORPORATOR

The name and address of the incorporator of these Articles is:

Steven Zuckerman
6131 Lyons Road, Suite 200
Coconut Creek, FL 33073

2023 APR 13 PM 2:57

FILED

ARTICLE V TERM OF EXISTANCE

This corporation is to exist perpetually. If the corporation is dissolved, the Surface Water Management System and any Common Areas that include the Surface Water Management System shall be conveyed to a local government acceptable to the South Florida Water Management District. If the local government declines to accept the conveyance, then the Surface Water Management System and any Common Areas that include the Surface Water Management System shall be conveyed to a similar non-profit corporation.

ARTICLE VI REGISTERED AGENT

The initial registered agent of the corporation shall be Steven Zuckerman and the street address of the initial registered office of the corporation shall be 6131 Lyons Road, Suite 200, Coconut Creek, Florida 33073. The registered agent shall maintain copies of all further permitting actions for the benefit of the Association.

ARTICLE VII OFFICERS AND DIRECTORS

The names and street addresses of the initial Officers and Directors are:

Steven Zuckerman 6131 Lyons Road, Suite 200 Coconut Creek, Florida 33073	President/Director
Ryan Zuckerman 6131 Lyons Road, Suite 200 Coconut Creek, Florida 33073	Vice-President/Director
David Zuckerman 6131 Lyons Road, Suite 200 Coconut Creek, Florida 33073	Secretary-Treasurer/Director

The undersigned, Steven Zuckerman, hereby submits the forgoing articles on this 12 day of April, 2023.

Steven Zuckerman

ACCEPTANCE OF REGISTERED AGENT DESIGNATED

IN ARTICLES OF INCORPORATION

Midtown at Bonita Umbrella Association, Inc.

Steven Zuckerman, having a business at 6131 Lyons Road, Suite 200, Coconut Creek, Florida 33073, and having been designated as the Registered Agent in the above and forgoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Chapter 617, Florida Statutes.

Steven Zuckerman

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