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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



2023 JUN 12 PM 3:20



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext: 61592

To: Department Of State, Division Of Corporations
From: Alexxis Weiland-Sorenson
Ext: 61592
Date: 06/12/23
Order #: 1225026-1
Re: Aurora Acres Mobile Home Park Homeowners' Association, Inc.
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Certificate of Formation/Incorporation

Amount to be deducted from our State Account: \$70.00 - FL State Account Number:
I20000000195

AUTH:

A handwritten signature in black ink, appearing to read "Alexxis Weiland-Sorenson", is written over the word "AUTH:".

Please take the following action:

File in your office on basis
Issue Proof of Filing

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

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**ARTICLES OF INCORPORATION
OF
AURORA ACRES MOBILE HOME PARK HOMEOWNERS' ASSOCIATION,
INC.**

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, *Florida Statutes*, 1991, as amended, and do hereby certify:

ARTICLE 1.

Name

The name of the Corporation is Aurora Acres Mobile Home Park Homeowners' Association, Inc, hereinafter called the "*Association*" and whose address is 4729 Riverside Drive, Yankeetown, FL 34498.

ARTICLE 2.

Registered Agent

The name of the Registered Agent is Connie Wonsik and Registered Office is 4729 Riverside Drive, Yankeetown, FL 34498.

ARTICLE 3.

Definitions

Section 3.1 **Definitions.** The following definitions shall have the following meanings:

- 3.1.1 "*Aurora Acres Mobile Home Park*" - shall mean and refer to the that certain existing mobile home park located at 11240 Northood Drive, Inglis, FL 33649, initially identified in the "*Prospective for Northwood Estates Mobile Home Park*" now known as Aurora Acres Mobile Home Park consisting of 124 Lots on approximately 20 acres, in Levy County, Florida.

ARTICLE 4.

Purpose

Section 4.1 **Purpose.** The primary purpose of the Association is to serve as a homeowners association pursuant to Chapter 723 of the Florida Statutes. Without limiting the foregoing, the Association shall represent the owners of mobile homes within the Aurora Acres Mobile Home Park including with regard to enforcement of the obligations of the Park Owner and all other matters pertaining to the Aurora Acres Mobile Home Park.

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Section 4.2 Nonprofit Character of Association. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

**ARTICLE 5.
Powers**

The Association shall have all the common law and statutory powers of a corporation not-for-profit under Chapter 617 of the Florida Statutes including, but not limited to, those powers contemplated by Chapter 723 of the Florida Statutes.

**ARTICLE 6.
Membership**

Every Owner of a mobile home or RV within the Aurora Acres Mobile Home Park shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership such mobile home or RV. All Members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Association from time to time.

**ARTICLE 7.
Voting Rights**

The voting rights in the Association shall be as follows:

Each Member shall have one (1) vote for each mobile home or RV owned by it in the Aurora Acres Mobile Park.

**ARTICLE 8.
Board of Directors**

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three nor more than five persons who need not be members of the Association. The first Board shall consist of three Directors. Thereafter, the number of Directors may be increased to a maximum of five by a majority vote of the Board of Directors.

The first election of Directors shall be held between twelve (12) months and fifteen (15) months after the filing of the Articles of Incorporation with the Secretary of State. Three (3) Directors shall be elected at this

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first election, one for a term of one (1) year, one (1) for a term of two (2) years, and one (1) for a term of three (3) years. At each annual meeting thereafter the number of Directors equal to that of those whose terms have expired shall be elected for a three (3) year term. At the expiration of any term, any Director may be re-elected. The Directors shall be elected by the majority vote of the votes entitled to be cast thereon at a meeting at which a quorum of the Members are present.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
Connie Wonsik	4729 Riverside Drive, Yanketown, FL 34498
Kevin Reinell	1205 Soda Canyon Road, Napa, CA 94558
Robert Darwin	8370 S 143rd St., Inglis, FL 34449
Dennis Tuttle	11240 N. Northwood Dr, Lot 97, Inglis., FL 34449
Karen Pletcher	11240 N. Northwood Dr, Lot 68, Inglis., FL 34449
Becky Scalise	11240 N. Northwood Dr, Lot 123, Inglis., FL 34449
Michael Savoy	11240 N. Northwood Dr, Lot 52, Inglis., FL 34449

ARTICLE 9.

Duration

Existence of the Association shall commence with the filing of the Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE 10.

Amendments

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Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- Section 10.1 Notice of Amendment.** Notice of the subject matter of a proposed amendment shall be included in the written notice of any meeting at which a proposed amendment is considered.
- Section 10.2 Adoption of Resolution.** A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by twenty-five percent (25%) of the Members of the Association entitled to vote thereon.
- Section 10.3 Adoption of Amendment.** Adoption of the amendment will require the affirmative vote of two-thirds of the total voting interests of the Association entitled to be cast at that time.
- Section 10.4 Restrictions on Amendment.** No amendment to these Articles of Incorporation affecting in any way the ownership, maintenance, or operation of any Surface Water or Storm Water Management System in the Property shall be effective without the written consent of the St. Johns River Water Management District.

ARTICLE 11.
Subscribers

The names and street addresses of the subscribers and incorporators to these Articles of Incorporation is the same as listed in Article 2 hereof.

ARTICLE 12.
Officers

The Board of Directors shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

- **Robert Darwin** President
- **Kevin Reinell** Vice President
- **Connie Wonsik** Secretary
- **Connie Wonsik** Treasurer

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JULIA A. HARRIS, CLERK

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ARTICLE 13.

Bylaws

The original Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws of the Association may be amended, altered or rescinded at a regular or special meeting of the Members by a majority of the votes then entitled to be cast at a meeting at which a majority of the votes then entitled to be cast are present or represented. Any amendments to Bylaws shall be binding on all members of the Association.

ARTICLE 14.

Indemnification of Officers and Directors

The Association shall and does hereby indemnify and hold harmless the Directors and every officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE 15.

Transaction in Which Directors or Officers are Interested

No contract or transaction between the Association and one or more of the Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization or a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or committee thereof which authorized the contractor transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

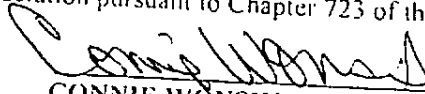
Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

IN WITNESS WHEREOF, the undersigned, the incorporator and subscriber identified herein, and authorized by a two-thirds (2/3) vote of the owners of mobile homes within Aurora Acres Mobile Home Park has executed these Articles of Incorporation this ____ day of June, 2023, and certifies the same were adopted pursuant such two-thirds (2/3) vote of the mobile home owners, being a two-thirds (2/3) vote of the

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OF
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
individuals qualified to be Members of this Association pursuant to Chapter 723 of the Florida Statutes.

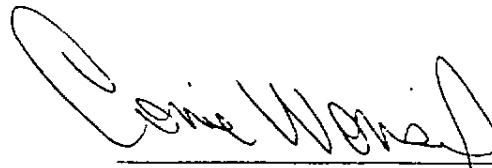

CONNIE WONSIK

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TALLAHASSEE, FL 323

CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

CONNIE WONSIK, whose address is 4729 Riverside Drive, Yankeetown, FL 34498, the initial registered agent named in the Articles of Incorporation to accept service of process for Aurora Acres Mobile Home Park Homeowners' Association, Inc., organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this Certificate.


Dated this ____ day of June, 2023.



CONNIE WONSIK