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To:

Division of Corporations  
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Email Address: mcollard@collardproperties.com

**FLORIDA PROFIT/NON PROFIT CORPORATION**

**TOWNHOMES AT CITY PLACE PROPERTY OWNERS' ASSOCIATION, INC.**

Certificate of Status	1
Certified Copy	1
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ARTICLES OF INCORPORATION  
OF  
TOWNHOMES AT CITY PLACE PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not for profit under the "Florida Not For Profit Corporation Act", Chapter 617, Florida Statutes.

ARTICLE I

NAME

The name of this corporation (the "Corporation") is:

TOWNHOMES AT CITY PLACE PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE II

PURPOSE

Any legal purpose.

ARTICLE III

MEMBERS

Pursuant to the provisions of Florida Statutes ' 617.0601, the Corporation shall have no members.

ARTICLE IV

TERM OF EXISTENCE

The effective date upon which this Corporation shall come into existence shall be the date these Articles of Incorporation are filed with the Secretary of State and it shall exist perpetually thereafter unless dissolved according to law.

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ARTICLE V

## INCORPORATOR

The name and address of the subscriber is:

NAME

Michael Collard

ADDRESS

243 West Park Avenue  
Suite 201  
Winter Park, Florida 32789

ARTICLE VI

## OFFICERS

The affairs of the Corporation shall be managed by a President, a Secretary, a Treasurer, and such other officers as may be provided for by the Directors from time to time as permitted by the bylaws of the Corporation. An officer may hold one or more offices. The Officers shall be elected by the Directors annually in accordance with the provisions of the bylaws.

ARTICLE VII

## DIRECTORS

The Board of Directors of the Corporation shall consist of not less than three (3) persons nor more than twenty-five (25) persons, the exact number and the manner of their election or appointment to be determined in accordance with the provisions of the bylaws.

The initial directors of the Corporation shall be:

NAME

Michael Collard

ADDRESS

243 West Park Avenue  
Suite 201  
Winter Park, Florida 32789

Paulette Czarney

243 West Park Avenue  
Suite 201  
Winter Park, Florida 32789

William Creekbaum 243 West Park Avenue  
Suite 201  
Winter Park, Florida 32789

ARTICLE VIII

BYLAWS

The bylaws of the Corporation shall be made, altered, or rescinded by affirmative vote of a majority of the directors of the Corporation.

ARTICLE IX

INITIAL PRINCIPAL OFFICE;  
INITIAL REGISTERED OFFICE AND AGENT

The street address and mailing address of the initial principal office of the Corporation is 243 West Park Avenue, Suite 201, Winter Park, Florida 32789. The initial registered office of the Corporation shall be 243 West Park Avenue, Suite 201, Winter Park, Florida 32789, and the registered agent of the Corporation at that office shall be Michael Collard.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation the 4<sup>th</sup> day of September, 2023.



MICHAEL COLLARD, Incorporator

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in these Articles, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

DATED this 8th day of September, 2023.

A handwritten signature in black ink, appearing to read 'Michael Collard', written over a horizontal line.

MICHAEL COLLARD