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(Address)

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(City/State/Zip/Phone #)

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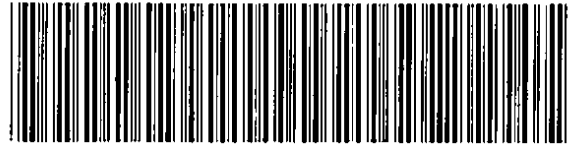
(Business Entity Name)

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## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: BBI Homeowners Association, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Dr. Kitty Bickford, Harbor Compliance  
Name (Printed or typed)

1830 Colonial Village Ln  
Address

Lancaster, PA 17601  
City, State & Zip

573-201-4832  
Daytime Telephone number

kbickford@harborcompliance.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**



# **BBI VILLAGE HOMEOWNERS ASSOCIATION, INC.**

## **ARTICLES OF INCORPORATION – NON-PROFIT**

### **ARTICLE I**

#### **NAME**

##### **1.01 Name**

The legal name of this corporation shall be **BBI Village Homeowners Association, Inc.**

### **ARTICLE II**

#### **DURATION**

##### **2.01 Duration**

The period of duration of the corporation shall be perpetual.

### **ARTICLE III**

#### **PURPOSE**

##### **3.01 Purpose**

BBI Village Homeowners Association, Inc. is a non-profit corporation organized under Section 501 (c)(4) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

BBI Village Homeowners Association, Inc.'s mission is to preserve and enhance our community by providing a beautiful well-maintained, safe, and neighborly environment for the common benefit and enjoyment of all homeowners.

### **ARTICLE IV**

#### **NON-PROFIT NATURE / BENEFITS**



#### 4.01 Non-profit Nature

BBI Village Homeowners Association, Inc. is not organized and shall not be operated for the private gain of any person. No part of the assets, receipts, or net earnings of the corporation shall inure to the benefit of, or be distributed to, any individual. The corporation may, however, pay reasonable compensation for services rendered, and make other payments and distributions consistent with these Articles.

#### 4.02 Personal Liability

No officer or director of this corporation shall be personally liable for the debts or obligations of BBI Village Homeowners Association, Inc. of any nature whatsoever, nor shall any of the property or assets of the officers or directors be subject to the payment of the debts or obligations of this corporation.

#### 4.03 Dissolution

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c) (4) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

#### 4.04 Prohibited Distributions

No part of the net earnings, or properties of this corporation, on dissolution or otherwise, shall inure to the benefit of, or be distributable to, its members, directors, officers or other private person or individual, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III, Section 3.01.

#### 4.05 Prohibited Activities

Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax as an organization described by Section 501(c)(4) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

### ARTICLE V

#### BOARD OF DIRECTORS

##### 5.01 Governance

BBI Village Homeowners Association, Inc. shall be governed by its board of directors.

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#### 5.02 Initial Directors

The initial directors of the corporation shall be:

Nancy Robin, President

Nathan VanDeman, Vice President

Melonic Bully-Chambers, Secretary/Treasurer

#### 5.03. Selection of Board Members

**Initial board members were selected by the incorporator.**

BBI Village Homeowners Association, Inc. Directors may be elected at the annual or special board meeting in which a majority of members are present.

### ARTICLE VI

#### MEMBERSHIP

##### 6.01 Membership

BBI Village Homeowners Association, Inc. shall have members who will elect the board of directors. However, the management of the affairs of the corporation shall be vested in a board of directors, as defined in the corporation's bylaws.

### ARTICLE VII

#### AMENDMENTS

##### 7.01 Amendments

Any amendment to the Articles of Incorporation may be adopted by approval of two-thirds (2/3) of the board of directors.

### ARTICLE VIII

#### ADDRESSES OF THE CORPORATION

##### 8.01 Corporate Address

The physical address of the corporation is: 888 NW 62nd St Floor 2, Fort Lauderdale FL 33309



The mailing address of the corporation is: 888 NW 62nd St Floor 2, Fort Lauderdale FL 33309

## **ARTICLE IX**

### **APPOINTMENT OF REGISTERED AGENT**

#### **9.01 Registered Agent**

The registered agent of the corporation shall be:

Registered Agents Inc.  
7901 4th St N  
Ste 300  
St. Petersburg, FL 33702

## **ARTICLE X**

### **INCORPORATOR**

The incorporator of the corporation is:

Nancy Robin  
1901 Juana Rd  
Boca Raton FL 33486

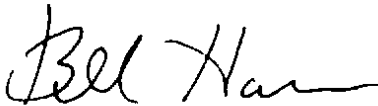
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## Acknowledgement

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



Bill Havre, President, Registered Agents, Inc.

Date: 8/22/2023

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided for in s.817.155, F.S.



Nancy Robin, Incorporator

Date: 8/22/2023

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