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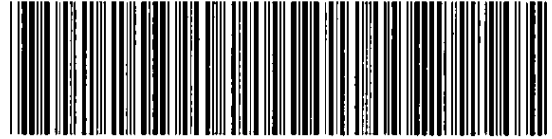
(Business Entity Name)

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TALLAHASSEE, FL

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COVER LETTER

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

SUBJECT: Myakka Crossings Land Condominium 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: Stuart Boone

Name (Printed or typed)

1001 Avenida del Circo

Address

Venice, FL 34285

City, State & Zip

941-488-6716

Daytime Telephone number

bakervenice@gmail.com

E-mail address: (to be used for future annual report notification)

SECRETARY OF STATE
TALLAHASSEE, FL

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

Original

ARTICLES OF INCORPORATION OF
MYAKKA CROSSINGS LAND CONDOMINIUM ASSOCIATION, INC

The undersigned, for the purpose of forming a corporation under the Florida Not For Profit Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE ONE
NAME

The name of the Corporation is **MYAKKA CROSSINGS LAND CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter the "Corporation" or "Association").

ARTICLE TWO
PRINCIPAL OFFICE

The street address of the principal office of the Corporation is 800 N. Tamiami Trail, #1611, Sarasota, Florida 34236. The mailing address is the same.

ARTICLE THREE
PURPOSE AND POWERS

(A) The specific primary purposes for which the Corporation is organized is to provide an entity pursuant to Chapters 617 and 718, F.S., for the maintenance, preservation, and architectural control of the commercial units and common areas within Myakka Crossings, a land condominium to be located in Sarasota County, Florida, specifically including the operation, maintenance and management of the stormwater management system in a manner consistent with the requirements of Agency Permit No. 43045731.000 and applicable Agency Rules, and shall assist in the enforcement of the Restrictions and Covenants contained herein, and to promote the health, safety, and welfare of the residents within the above-described land condominium and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose. The powers of the Association include, but are not limited to, the following:

- (i) own and convey property;
- (ii) establish Rules and Regulations governing Membership;
- (iii) assess Members for operation and maintenance costs of the common areas, including adequate assessments against Members for the costs of maintenance and operation of the stormwater management system, and enforce collection of these assessments;
- (iv) sue and be sued;
- (v) contract for services to provide operation of the common areas, including the surface water management system; and
- (vi) require all Owners of real property to become members of the Association.

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TALLAHASSEE, FL

(B) The activities of the Corporation shall be financed by assessments on Members as provided in the Declaration of Condominium applicable to the land condominium, to be recorded in the in the public records of Sarasota County, Florida (the "Declaration"). Specifically, the assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including, but not limited to, work and retention areas, drainage structures and drainage easements.

(C) The Corporation shall have all of the common-law and statutory powers of a corporation not in conflict with the terms of these Articles of Incorporation or Chapters 617 and 718, F.S.

(D) The Corporation shall have all of the powers and duties set forth in Chapters 617 and 718, F.S., and all of the powers and duties reasonably necessary to maintain, manage and operate the surface water management system facilities and the land condominium common property pursuant to these Articles, the Corporation's Bylaws and the Declaration of Condominium, Conditions and Restrictions (the Declaration), as they may be amended from time to time, unless the exercise thereof is otherwise restricted in the Declaration, these Articles, the Bylaws or Florida law.

The Corporation shall have and exercise any and all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

ARTICLE FOUR EXISTENCE OF THE CORPORATION

This Corporation shall have perpetual existence. If, however, the Corporation ceases to exist, the surface water management system and other land condominium common property shall be transferred to and maintained by:

(a) local government unit, including counties and municipalities, Municipal Service Taxing Units, or Special Taxing Units;

(b) water control districts created pursuant to Chapter 298, F.S., drainage districts created by special act, special districts defined in Chapter 189, F.S., Community Development Districts created pursuant to Chapter 190, F.S., Special Assessment Districts created pursuant to Chapter 170, F.S., or Water Management Districts created pursuant to Chapter 373, F.S.;

(c) State or Federal Agencies; or

(d) Duly constituted communication, water, sewer, stormwater, electrical or other public utilities.

(e) Construction permittees, subject to the restrictions below; or

(f) Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations, subject to the restrictions below.

Provided the entity to which the system is transferred has the powers listed in Article Three (A) above and has the ability to accept responsibility for the operation and maintenance of the system, and must be approved by the Agency prior to such termination, dissolution or liquidation.

ARTICLE FIVE DIRECTORS

The Directors of the Corporation shall be elected in the manner set forth in the Bylaws of the Corporation.

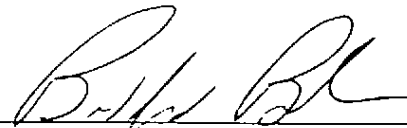
ARTICLE SIX INITIAL REGISTERED AGENT AND ADDRESS

As set forth in the registered agent's written acceptance of appointment which is delivered to the Department of State with these Article of Incorporation, the name and address of the initial registered agent for the Corporation is Bradford Baker, 800 N. Tamiami Trail, #1611, Sarasota, Florida 34236.

ARTICLE SEVEN INCORPORATION

The name and street address of the incorporator is Bradford Baker, 800 N. Tamiami Trail, #1611, Sarasota, Florida 34236.

The undersigned has executed these Articles of Incorporation this 19th day of September, 2023.

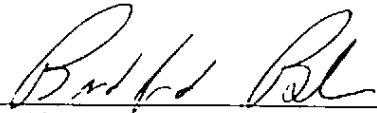

Bradford Baker, Incorporator

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SECRETARY OF STATE
TALLAHASSEE, FL

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ACCEPTANCE OF REGISTERED AGENT

The undersigned, who has been designated registered agent and to accept service of process for the above Corporation, affirms that his name is Bradford Baker, and the address for the registered office of the Corporation is 800 N. Tamiami Trail, #1611, Sarasota, Florida 34236. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Bradford Baker

Date: 9-19-23

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