

N23000013571

Florida Department of State

Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H23000385878 3)))



H2300038587834BCB

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : BUSH ROSS, P.A.
Account Number : I19990000150
Phone : (813)224-9255
Fax Number : (813)223-9620

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA PROFIT/NON PROFIT CORPORATION
ROSS AVENUE TOWNHOMES ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	08
Estimated Charge	\$78.75

**ARTICLES OF INCORPORATION
OF
ROSS AVENUE TOWNHOMES ASSOCIATION, INC.**

FILED
2023 NOV -8 PM 3:22
CLERK OF DISTRICT COURT
HILLSBOROUGH COUNTY, FLORIDA

The undersigned incorporator hereby makes, subscribes, acknowledges, and files with the Secretary of State of the State of Florida, these Articles of Incorporation for the purposes of forming a corporation not for profit in accordance with the laws of the State of Florida.

ARTICLE I

Name

1.1 The name of this corporation shall be **Ross Avenue Townhomes Association, Inc.** and for convenience the corporation shall be referred to in this instrument as "Association". The address of the Association shall be **15852 Sanctuary Drive, Tampa, Florida 33647** or such other address within the State of Florida as the Board of Directors may from time to time designate.

ARTICLE II

Purpose

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements (herein "Declaration") for the **212 W. Ross Townhomes** located on the real property described in Exhibit "A", Hillsborough County, Florida, a copy of which Declaration is to be recorded in the Public Records of Hillsborough County, Florida; said purpose shall include but not be limited to, maintenance of certain common areas described in the Declaration and levying and collection of assessments for common expenses. The Association shall make no distribution of income to its members, directors or officers.

2023 NOV -8 PM 3:46
STAFFORD COUNTY
FALCONSBLEND
711-2220

ARTICLE III

Powers

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles and the Declaration.

3.2 The Association shall have all of the powers and duties set forth in the Declaration and all other powers and duties set forth in the Declaration and all other powers and duties reasonably necessary to carry out the general intent of the Declaration, including but not limited to the following:

- a. To make and collect assessments to defray the common expenses.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To enforce by legal means the provisions of the Declaration and the Articles of Incorporation and the By-Laws of the Association.
- d. To perform any obligation of a member under the Declaration if the member fails to perform it.

ARTICLE IV

Members

4.1 The members of the Association shall be each record fee simple owner of a Lot (herein "Lot") as that term is defined in the Declaration.

4.2 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his or her Lot.

4.3 Subject to the rights of the Declarant as provided in the Declaration, each owner of a Lot shall be entitled to one (1) vote as a member of the Association. If the unit is owned by more

than one (1) owner, all of the owners of such unit shall be collectively entitled to cast only one (1) vote. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V

Directors

5.1 The affairs of the Association shall be managed by a Board consisting of three (3) directors.

5.2 Directors may be removed and vacancies on the Board of Directors filled in the manner provided in the By-Laws.

5.3 The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified as provided in the By-Laws, or until removed as provided in the By-Laws are as follows:

Frederick W. Barnes, Jr.
15852 Sanctuary Drive
Tampa, Florida 33647

Sandra Barnes
15852 Sanctuary Drive
Tampa, Florida 33647

Israel Barnes
410 Montrose Avenue
Tampa, Florida 33617

ARTICLE VI

Officers

6.1 The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:
Frederick W. Barnes, Jr.

Secretary and Treasurer:
Sandra Barnes

2023 NOV -8 PM 3:22
TALLAHASSEE, FL
RECEIVED

Facsimile Audit No.: H23000385878 3

ARTICLE VII

Indemnification

7.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of any proceeding to which he may be a part or in which he may be involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII

By-Laws

8.1 The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the same manner provided herein for amendment of these Articles.

ARTICLE IX

Amendments

9.1 Amendments to the Articles of Incorporation shall be adopted in the following manner: notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is considered; a resolution for the adoption of a

FILED
NOV-8 PM 3:22
COUNTY OF ST. LOUIS
MISSOURI

proposed amendment may be proposed either by the Board of Directors or by members of the Association and shall be considered at a joint meeting of members and directors; directors and members not present in person or by proxy at the meeting, considering the amendment, may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting; a resolution adopting a proposed amendment shall require the approval of a majority of the directors and at least five of seven of the Owners.

9.2 The Articles may also be amended without a meeting by the written joinder and consent to the amendment by all of the directors and all of the Owners.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, without approval in writing by all of the members and joinder of all record owners of mortgages on Lots. No amendment shall be made that is in conflict with the Declaration.

9.4 Amendments shall not be effective until a copy certified by the Association as having been properly adopted has been recorded in the Public Records of Hillsborough County, Florida.

ARTICLE X

Subscribers

10.1 The names and addresses of the incorporators of the corporation and subscribers of these Articles of Incorporation are as follows:

2023 NOV -8 PM 3:22
COUNTY OF HILLSBOROUGH
HILLSBOROUGH, FL

FILED
NOV - 8 PM 3:22
CLERK OF
ALLAHAMSCHE

ARTICLE XI

Registered Office and Agent

11.1 The street address of the Association's initial registered office is 15852 Sanctuary Drive, Tampa, Florida 33647, and the name of the Association's initial registered agent at such office is Frederick W. Barnes, Jr. The Association may change its registered office or agent or both by filing with the Department of State of The State of Florida a statement complying with Florida Statute 607.37.

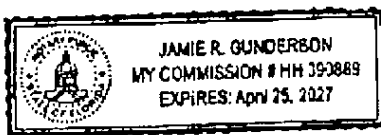
11.2 The term of the Association shall be perpetual.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation for the uses and purposes expressed herein this 16th day of August, 2023.

Frederick W. Barnes, Jr.
Frederick W. Barnes, Jr.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of August, 2023, by Frederick W. Barnes, Jr. who:
☒ is personally known to me; or
☐ has produced _____, as identification.



[Signature]
Notary Public

My Commission Expires:

CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHICH PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance
with said Act:

Ross Avenue Townhomes Association, Inc. desiring to organize under the laws of the
State of Florida with its principal office, as indicated in the articles of incorporation at City of
Tampa, County of Hillsborough, State of Florida has named Frederick W. Barnes, Jr., located at
15852 Sanctuary Drive, Tampa, Florida 33647 as its agent to accept service of process within this
state.

Dated this 16th day of August, 2023.

Ross Avenue Townhomes Association, Inc.

By: Frederick W. Barnes, Jr.
Frederick W. Barnes, Jr., President

Having been named to accept service of process for the above stated corporation, at place
designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the
provision of the above mentioned statute relative to performance of my duties.

Frederick W. Barnes, Jr.
Frederick W. Barnes, Jr.

2023 NOV -8 PM 3:22
CLERK
OFFICE OF THE
CLERK OF THE
COURT

Facsimile Audit No.: H23000385878 3

EXHIBIT A

Lot 4, Block 13, Highland Park 1st Addition according to the map or plat there of as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

Hillsborough County tax folio no: 192217-0000

8924922.DOCX

2023 NOV -8 PM 3:22
SECRETARY OF STATE
TALLAHASSEE, FL