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(Requestor's Name)

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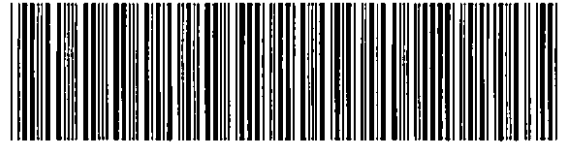
(Business Entity Name)

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12/21/23--01032--003 **78.75

2023 DEC 21 PM 2:05
STATE
CLERK OF COURT, FL

FILED

December 20, 2023

Dept. of State
Division of Corporations
The Centre of Tallahassee
415 N. Monroe St., Suite 810
Tallahassee, FL 32303

Dear Sir/Madam:

Enclosed are the Articles of Incorporation of New Baldwin Park Homeowners Association, Inc., a not for profit corporation, together with the designation and acceptance of resident agent.

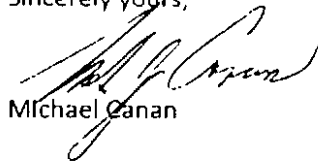
The corporation is intended to work under the umbrella of the New Baldwin Park Association, LLC. The corporation will be the entity that elects a board of directors, establishes assessments, and generally manages a lift station that services all of the owners in the development. (There are only 11 parcels in the development.) The lift station is the only property that will be managed by the Corporation.

Enclosed is a check for \$78.75 to cover the \$35.00 incorporation fee, the \$35.00 fee for designation of resident agent, and \$8.75 to provide for a copy of good standing for the corporation.

If you have any questions, please contact me at 407-257-8575. The address for correspondence is:

Michael Canan
923 Ridgecrest Rd.
Orlando, FL 32806

Sincerely yours,



Michael Canan

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STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF
NEW BALDWIN PARK HOMEOWNERS ASSOCIATION, INC.

I, the undersigned, whose name is hereunto subscribed, make this certificate for the purpose of forming a not-for-profit corporation to be known as New Baldwin Park Homeowners Association, Inc. under the laws of the State of Florida for the purpose and with the rights, powers, and objectives hereinafter set forth as follows:

ARTICLE I

NAME

The name of the corporation shall be NEW BALDWIN PARK HOMEOWNERS ASSOCIATION, INC., a not for profit corporation.

ARTICLE II

NATURE OF BUSINESS

The purpose of this not-for-profit corporation is to manage all aspects of the lift station legally established by and in the New Baldwin Park Association, LLC (the "Association"), a Florida limited liability company established in the City of Orlando, County of Orange, in 2017.

ARTICLE III

NO CAPITAL STOCK

As a not-for-profit corporation, this corporation shall have no capital stock.

ARTICLE IV

EXISTENCE

This corporation is established effective January 1, 2024, and is to exist perpetually.

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ARTICLE V

ADDRESS

The initial street address of the principal office shall be 923 Ridgecrest Rd., Orlando, Florida. The Board of Directors may from time to time move the principal office to any other address in Orange County, Florida.

ARTICLE VI

MEMBERS

In accordance with the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEW BALDWIN PARK ASSOCIATION, LLC, a Member shall mean and refer to all those Owners who are members of the Association. An "Owner" shall mean and refer to the record owners, whether one or more persons or entities, of a fee simple title to any Parcel located in the Association, but excluding those having such interests as security for the performance of an obligation.

ARTICLE VII

DIRECTORS

This corporation shall have no less than three (3) and no more than five (5) directors, as determined in accordance with its by-laws. The initial directors shall be determined in accordance with by-laws to be approved by the Members of the New Lake Baldwin Park Homeowners Association, Inc.

ARTICLE VIII

SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation is:

Michael J. Canan

923 Ridgecrest Rd., Orlando, FL 32806

ARTICLE IX

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ARTICLE VIII

SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation is:

Michael J. Canan 923 Ridgecrest Rd., Orlando, FL 32806

ARTICLE IX

REGISTERED AGENT

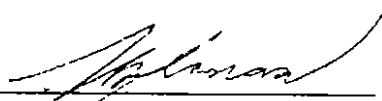
The initial registered agent to accept service of process in the State of Florida is Michael J.

Canan, 923 Ridgecrest Rd., Orlando, FL 32806.

ARTICLE X

AMENDMENT

These Articles of Incorporation may be amended by an amendment approved by a majority of the Board of Directors and then submitted to the Members and approved by a majority of the Members entitled to vote, as provided in the By-Laws; instead the Articles of Incorporation may be approved by a written statement signed by all the Directors and all the Members entitled to vote.


Michael J. Canan

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Before me, the undersigned authority, duly authorized to take acknowledgments, appeared Michael J. Canan, identified to me to be the person described in the foregoing Articles of Incorporation as the subscriber thereto and who executed the foregoing Articles of Incorporation and he acknowledged before me that he subscribed to such Articles of Incorporation.

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12/30/2023 by Michael J. Canan, who is personally known to me or who has produced FL DL as identification.

Signature of Notarial Officer: [Signature]

Name Typed/Printed/Stamped: KATHRYN MCHENRY [NOTARIAL OFFICER NAME]

Title or Rank: NOTARY PUBLIC [NOTARIAL OFFICER TITLE OR RANK]

Serial Number (if any): HH 323672 [NOTARY PUBLIC SERIAL NUMBER]

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STATE OF FLORIDA

Acceptance of Registered Agent

I am familiar with and accept the duties and responsibilities as registered agent for New Lake Baldwin Homeowners Association, Inc.

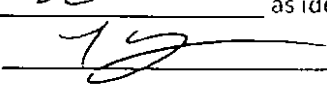


Michael J. Canan

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 12/20/2023 by Michael J. Canan, who is personally known to me or who has produced FL DL as identification.

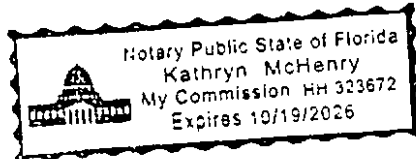
Signature of Notarial Officer: 

Name Typed/Printed/Stamped: KATHRYN MCHENRY [NOTARIAL OFFICER NAME]

Title or Rank: NOTARY PUBLIC [NOTARIAL OFFICER TITLE OR RANK]

Serial Number (if any): HH323672 [NOTARY PUBLIC SERIAL NUMBER]

(Seal)



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