

Electronic Articles of Incorporation For

**N24000011112
FILED
September 17, 2024
Sec. Of State
adjohnson**

FAIRLAWN TOWNHOMES HOA INC

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

FAIRLAWN TOWNHOMES HOA INC

Article II

The principal place of business address:

2509 NORTH MIAMI AVE
SUITE 201
MIAMI, FL. US 33127

The mailing address of the corporation is:

2509 NORTH MIAMI AVE
SUITE 201
MIAMI, FL. US 33127

Article III

The specific purpose for which this corporation is organized is:

ALL POWERS WHICH ARE OR MAY BE CONFERRED IN THE DECLARATION FOR FAIRLAWN TOWNHOMES, INCLUDING MAINTENANCE OF COMMON AREA, ASSESSMENTS, APPLICATION OF FUNDS, AND PROMULGATING RULES, REGULATIONS, AND BYLAWS OF THE COMMUNITY.

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

FAIRLAWN DEVELOPMENT LLC
2509 NORTH MIAMI AVE
SUITE 201
MIAMI, FL. 33127

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: ADAM WOLFSON

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Article VI

The name and address of the incorporator is:

ADAM WOLFSON
2509 NORTH MIAMI AVE
SUITE 201
MIAMI, FL 33127

Electronic Signature of Incorporator: ADAM WOLFSON

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: DIR
ADAM WOLFSON
2509 NORTH MIAMI AVE
MIAMI, FL. 33127 US

Title: DIR
NOAH WOLFSON
2509 NORTH MIAMI AVE
MIAMI, FL. 33127 US

Title: DIR
JOHN MAUER
2509 NORTH MIAMI AVE
MIAMI, FL. 33127 US

Article VIII

The effective date for this corporation shall be:

09/16/2024