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(Requestor's Name)

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(City/State/Zip/Phone #)

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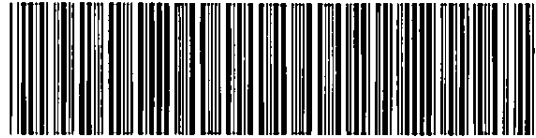
(Business Entity Name)

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2024 SEP 13 AM 10:38
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ARTICLES OF INCORPORATION
OF
VILLAS AT MASSEY RANCH PHASE II HOMEOWNERS ASSOCIATION, INC.

The undersigned hereby files these Articles for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, privileges and immunities of a corporation for not for profit.

ARTICLE I
NAME

The name of this corporation shall be **VILLAS AT MASSEY RANCH PHASE II HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II
DURATION

Existence of this corporation shall commence with the filing of these Articles with the Secretary of State and shall exist perpetually unless sooner terminated in accordance with law.

ARTICLE III
PURPOSE AND DUTIES

This corporation is organized for the purpose of providing an entity for the operation of a residential subdivision located in Edgewater, Volusia County, Florida, and known or to be known as **THE VILLAS AT MASSEY RANCH PHASE II** Subdivision.

ARTICLE IV
MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the Bylaws and Declaration of Restrictions.

ARTICLE V
PRINCIPAL PLACE OF BUSINESS
INITIAL REGISTERED OFFICE AND AGENT

The principal place of business and general office of this corporation will be 635 Airpark Road, Edgewater, Volusia County, Florida, but it may maintain offices and transact business at such other

places, either within or outside the State of Florida, as the Board of Directors may from time to time provide by resolution. The mailing address for this corporation will be Post Office Box 1208, New Smyrna Beach, Florida 32170. The name of the initial registered agent of this corporation is JOHN S. MASSEY, whose street address is 635 Airpark Road, Edgewater, Volusia County, Florida.

ARTICLE VI INITIAL DIRECTORS

This corporation shall have three directors initially. The method of election of directors is stated in the Bylaws. The number of directors may be increased or diminished from time to time by the Bylaws but shall never be less than three or more than five. The names and addresses of the initial directors are:

NAME/ADDRESS

John S. Massey
Post Office Box 1208
New Smyrna Beach, Florida 32170

Constance B. Massey
Post Office Box 1208
New Smyrna Beach, Florida 32170

Dorian M. Massey
Post Office Box 1208
New Smyrna Beach, Florida 32170

ARTICLE VII INCORPORATOR

The name and address of the person signing these Articles is:

John S. Massey
Post Office Box 1208
New Smyrna Beach, Florida 32170

ARTICLE VIII POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

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STATE OF FLORIDA
CLERK OF THE CIRCUIT COURT

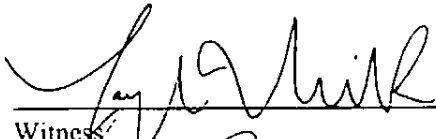

**ARTICLE IX
INDEMNIFICATION**

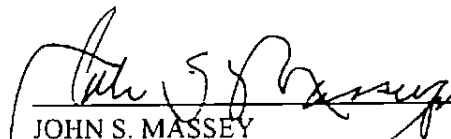
This corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

**ARTICLE X
AMENDMENT**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any right conferred upon the shareholders is subject to this reservation.

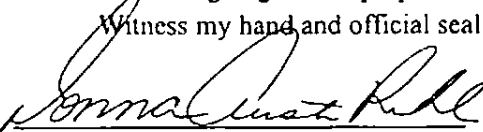
IN WITNESS WHEREOF, the undersigned subscriber and incorporator has executed these Articles of Incorporation on this 30 day of August, 2024.


Witness

Witness


JOHN S. MASSEY
Incorporator

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority duly authorized to take acknowledgments and administer oaths, personally appeared JOHN S. MASSEY, by means of physical presence, to me personally known to be the person described above and he acknowledged before me that he executed the foregoing for the purposes therein expressed.

Witness my hand and official seal this 30 day of August, 2024.

Notary Public

{affix notarial seal}

My commission expires:



DONNA AUSTIN RUHL
Commission # HH 320364
Expires October 29, 2026

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SECRETARY OF STATE

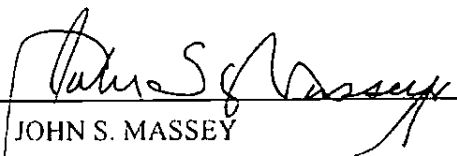
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN
THIS STATE, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED**

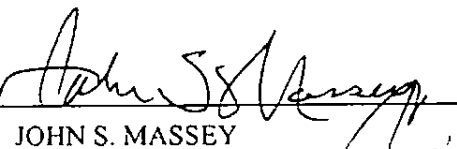
Pursuant to Section 48.091, Florida Statutes, the following is submitted in compliance with said Statute:

That **VILLAS AT MASSEY RANCH PHASE II HOMEOWNERS ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal place of business, as indicated in the Articles of Incorporation, in the City of Edgewater, County of Volusia, State of Florida, has named **JOHN S. MASSEY**, whose street address is 635 Airpark Road, Edgewater, Volusia County, Florida, as its agent to accept service of process within this State.

Having been named to accept service of process for the above-named corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Statute relative to keeping open of said office.

DATED this 30 day of August, 2024.

Accepted By: 
JOHN S. MASSEY
Resident Agent

Accepted By: 
JOHN S. MASSEY
Incorporator

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CLERK OF DISTRICT COURT
1ST JUDICIAL CIRCUIT
IN FLORIDA