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FLORIDA PROFIT/NON PROFIT CORPORATION
ORCHARD VIEW LAND HOMEOWNERS ASSOCIATION, INC.

Certificate of Status	1
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Page Count	06
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Electronic Filing Menu

Corporate Filing Menu

Help

ARTICLES OF INCORPORATION**OF****ORCHARD VIEW LAND HOMEOWNERS ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not for profit under the "Florida Not For Profit Corporation Act", Chapter 617, Florida Statutes.

ARTICLE I**NAME**

The name of this corporation (the "Corporation") is: ORCHARD VIEW LAND HOMEOWNERS ASSOCIATION, INC.

ARTICLE II**PURPOSES**

This Corporation is organized exclusively for charitable, literary, educational and scientific purposes, to provide for the ownership, operation, maintenance and preservation of common areas and improvements thereon, perform duties delegated in the declaration, administer interests of association and owners, and to promote the health, safety, and welfare of owners, and to receive and maintain a fund or funds of real or personal property, or both, and, subject to the restrictions and limitations hereinafter set forth, to use and apply the whole or any part of the income therefrom and the principal thereof exclusively for charitable, literary, educational and scientific purposes either directly or by contributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 and its regulations as they now exist or they may hereafter be amended.

No part of the net earnings of the Corporation shall inure to the benefit of any director or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation effecting one or more of its purposes), and no director or officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office. Except as above provided, the Corporation shall not afford pecuniary gains, incidentally or otherwise, to its directors, officers or other private persons.

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ARTICLE III**MEMBERS**

Pursuant to the provisions of Florida Statutes § 617.0601, the Corporation shall have no members.

ARTICLE IV**TERM OF EXISTENCE**

The effective date upon which this Corporation shall come into existence shall be the date these Articles of Incorporation are filed with the Secretary of State and it shall exist perpetually thereafter unless dissolved according to law.

ARTICLE V**INCORPORATOR**

The name and address of the subscriber is:

<u>NAME</u>	<u>ADDRESS</u>
Ken Fulmer	2281 Lee Road, Suite 204 Winter Park, FL 32789

ARTICLE VI**OFFICERS**

The affairs of the Corporation shall be managed by a President, a Secretary, a Treasurer, and such other officers as may be provided for by the Directors from time to time as permitted by the bylaws of the Corporation. An officer may hold one or more offices. The Officers shall be elected by the Directors annually in accordance with the provisions of the bylaws.

The initial officers of the Corporation are as follows:

President:	Patricia Loy 2281 Lee Road, Suite 204 Winter Park, FL 32789
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Vice President: Ken Fulmer
2281 Lee Road, Suite 204
Winter Park, FL 32789

Secretary/Treasurer: Dell Avery
2281 Lee Road, Suite 204
Winter Park, FL 32789

ARTICLE VII

DIRECTORS

The Board of Directors of the Corporation shall consist of not less than three (3) persons nor more than twenty-five (25) persons, the exact number and the manner of their election or appointment to be determined in accordance with the provisions of the bylaws.

The initial Board of Directors of the Corporation shall consist of three (3) persons and the names of the initial directors are:

Patricia Loy
2281 Lee Road, Suite 204
Winter Park, FL 32789

Ken Fulmer
2281 Lee Road, Suite 204
Winter Park, FL 32789

Dell Avery
2281 Lee Road, Suite 204
Winter Park, FL 32789

ARTICLE VIII

BYLAWS

The bylaws of the Corporation shall be made, altered, or rescinded by affirmative vote of a majority of the directors of the Corporation.

ARTICLE IX

AMENDMENTS

These Articles of Incorporation may be amended by the affirmative vote of a majority of the directors of the Corporation, after no less than fifteen (15) days prior written notice to all Directors.

ARTICLE X

MISCELLANEOUS

Section 1. Neither the directors nor the officers of the Corporation shall be personally liable for any obligations of the Corporation of any nature whatsoever; nor shall any of the property of any director or officer of the Corporation be subject to the payment of the obligations of the Corporation to any extent whatsoever.

Section 2. The Corporation shall have no capital stock.

Section 3. This Corporation shall have all powers to carry out its purposes and activities incidental to its purposes in furtherance, and not in limitation of, the powers conferred by law and by the "Florida Not For Profit Corporation Act", Chapter 617, Florida Statutes, or as the same may be amended.

Section 4. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on:

- (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), or
- (b) by a corporation, contributions to which are deductible under Section 170(c) (2) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue Laws).

Section 5. During any period that it is a "private foundation" as defined in Section 509(a) of the Internal Revenue Code of 1986, or a corresponding provision of any subsequent Federal tax laws, the Corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws which would give rise to any liability for the tax imposed by Section 4941(a) or corresponding provisions of any subsequent Federal tax laws.

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Section 6. During any period that it is a "private foundation" as defined in Section 509(a) of the Internal Revenue Code of 1986, or a corresponding provision of any subsequent Federal tax laws, the Corporation shall either operate as a private operating foundation in a manner to qualify as a private operating foundation for purposes of Section 4942 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws; or it shall distribute its income for each taxable year at such time and in such manner as to not become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws.

Section 7. During any period that it is a "private foundation" as defined in Section 509(a) of the Internal Revenue Code of 1986, or a corresponding provision of any subsequent Federal tax laws, the Corporation shall not retain any "excess business holdings" as defined in Section 4943(c) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws, which would give rise to any liability for the tax imposed by Section 4943(a) or corresponding provisions of any subsequent Federal tax laws.

Section 8. During any period that it is a "private foundation" as defined in Section 509(a) of the Internal Revenue Code of 1986, or a corresponding provision of any subsequent Federal tax laws, the Corporation shall not make any investment which would jeopardize the carrying out of any of its exempt purposes, within the meaning of Section 4944 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws, so as to give rise to any liability for the tax imposed by Section 4944(a) or corresponding provisions of any subsequent Federal tax laws.

Section 9. During any period that it is a "private foundation" as defined in Section 509(a) of the Internal Revenue Code of 1986, or a corresponding provision of any subsequent Federal tax laws, the Corporation shall not make any "taxable expenditures" as defined in Section 4945(d) of the Internal Revenue Code of 1986 or corresponding provisions of any subsequent Federal tax laws which would give rise to any liability for the tax imposed by Section 4945(a) or corresponding provisions of any subsequent Federal tax laws.

ARTICLE XI

DISSOLUTION

Upon the dissolution of this Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, pursuant to the procedure of provisions of Florida Statutes §617.1406, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, literary, religious or

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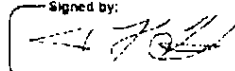
scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of the assets not so disposed of shall be disposed of by the Circuit Court of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE XII

INITIAL PRINCIPAL OFFICE; INITIAL REGISTERED OFFICE AND AGENT

The street address and mailing address of the initial principal office of the Corporation is 2281 Lee Road, Suite 204, Winter Park, Florida 32789. The initial registered office of the Corporation shall be 2281 Lee Road, Suite 204, Winter Park, Florida 32789, and the registered agent of the Corporation at that office shall be Patricia Loy.

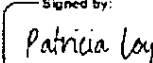
IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation the 7th day of October, 2024.

Signed by: 
08F3F10E4C9409
KEN FULMER, Incorporator

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in these Articles, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

DATED this 7th day of October, 2024.

Signed by: 
870F0C0D4554C1
PATRICIA LOY