

N25000004697

FL
4-22-25

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

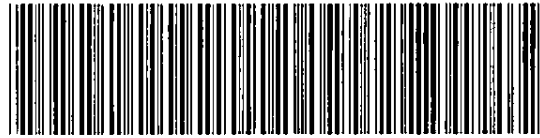
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer.

W25000054395 FL 4-21-25

Office Use Only



700440553287

04/21/25--01001--018 **70 00

RECEIVED

2025 APR 21 PM 12:20

APR 21 8:38

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Village on the Greens Mobile Homeowners Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Jeremy Anderson
Name (Printed or typed)

1689 Mahan Center Blvd., Suite B
Address

Tallahassee, FL 32308
City, State & Zip

(850) 692-8900
Daytime Telephone number

janderson@andersongivers.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
VILLAGE ON THE GREENS MOBILE HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE 1
NAME OF CORPORATION AND PRINCIPAL AND MAILING ADDRESSES**

The name of this corporation shall be VILLAGE ON THE GREENS MOBILE HOMEOWNERS ASSOCIATION, INC., (herein the "Association"). The principal office of said corporation shall be located at 508 44th Avenue East Lot T-6 Bradenton, Florida 34203. The mailing address of said corporation shall be located at PO Box 361, Colebrook NH, 03576. The Directors of the Association may change the mailing address and location of the principal office of said Association from time to time with amendment to these Articles of Incorporation.

**ARTICLE 2
PURPOSES**

The general purpose of the Association shall be as follows: to be the "Association" as defined in Chapter 723, Florida Statutes to represent the members and homeowners of Village on the Greens Mobile Home park on matters subject to Chapters 617 and 723, Florida Statutes, and for any other lawful reason.

**ARTICLE 3
POWERS**

3.1 GENERAL POWERS. The Association shall have all of the statutory and common law powers of a corporation not for profit and all of the powers and duties set forth in the Florida Not for Profit Corporation Act (Chapter 617, Florida Statutes), the Florida Mobile Home Act (Chapter 723, Florida Statutes), the Articles of Incorporation, Bylaws, Rules and Policies of the Association, as amended from time to time, except as may be limited or otherwise provided by these Articles or by law.

**ARTICLE 4
MEMBERS**

Membership in the Association shall be limited to Owners of homes within Village on the Greens Mobile Home Park. Such membership shall automatically terminate when such person is no longer an Owner of a home within Village on the Greens Mobile Home Park. A member in good standing and eligible to vote shall be as provided herein and as provided in the Association's Bylaws.

ARTICLE 5 VOTING RIGHTS

Each member in good standing shall be entitled to one (1) vote at membership meetings of the Association. Votes shall be cast as described in the Bylaws. The vote of a member shall not be divisible. A majority of the members' total votes cast (in person or by proxy) shall decide any question unless Chapters 617 or 723, Florida Statutes, these Articles of Incorporation, or the Bylaws of the Association provide otherwise.

ARTICLE 6 INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as reimbursement for services rendered to the Association. The Association shall not issue shares of stock to its members. 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 the member's membership in the Association.

ARTICLE 7 TERM AND EFFECTIVE DATE

The term for which the Association is to exist shall be perpetual, unless dissolved according to law. The effective date shall be the date of filing.

ARTICLE 8 BOARD OF DIRECTORS AND OFFICERS

Except as provided below, the affairs and operation of the Association shall be managed by a governing board called the Board of Directors. The Bylaws shall provide for the number, election, removal, qualification, and resignation of the Directors and for filling vacancies on the Board. The Bylaws shall provide for the election, removal, qualification, and resignation of the Officers of the Association.

The initial Board of Directors, which shall be set at five (5) and the Officers of the Association shall be as follows:

PRESIDENT/DIRECTOR	Jeff Lacoy 508 44 th Ave East Lot T06 Bradenton FL 34203
VICE PRESIDENT/DIRECTOR	Richard Kardos 508 44 th Ave East Lot K19 Bradenton FL 34203

SECRETARY/DIRECTOR	Mark Sali 508 44 th Ave East Lot RC39 Bradenton FL 34203
TREASURER/DIRECTOR	Helen Meygaard 508 44 th Ave east Lot J18 Bradenton FL 34203
DIRECTOR	To be Appointed by the Initial Board of Directors

ARTICLE 9 BYLAWS

The Bylaws of the Association may be amended as provided in the Bylaws.

ARTICLE 10 AMENDMENTS

These Articles of Incorporation may be amended in the following manner:

10.1 PROPOSAL AND NOTICE. An amendment to these Articles of Incorporation may be proposed by the Board of Directors. A proposal for an amendment may be presented to the Board of Directors by any homeowner. If ten percent (10%) of the members sign a petition recommending an amendment for adoption and deliver the petition to the Board, the Board must submit the proposed amendment to a vote of the members at a duly-noticed membership meeting within sixty (60) days of delivery of the petition to the Board.

10.2 APPROVAL. A proposed amendment must be approved by not less than a majority of the members voting in person or by proxy.

10.3 EXECUTION. An approved amendment must be executed by a Certificate signed in front of two (2) witnesses and a notary by the President and Secretary and filed with the Florida Division of Corporations.

ARTICLE 11 INDEMNIFICATION OF OFFICERS AND DIRECTORS

11.1 INDEMNIFICATION. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a Director, officer or committee

member of the Association, against expenses (including reasonable attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceedings, unless: (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that the person did not act in good faith, nor in a manner reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that the person had reasonable cause to believe the conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that the conduct was unlawful. It is the intent of the membership, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, Directors and committee members as permitted by Florida law.

11.2 EXPENSES. To the extent that a Director, officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Article 11.1 above, or in defense of any claim, issue or matter therein, the person shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred in connection therewith.

11.3 ADVANCES. Expenses incurred in defending a civil or criminal action, suit or administrative proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceedings upon receipt of an undertaking by or on behalf of the affected Director, officer, or committee member to repay such amount unless it shall ultimately be determined that the person is not entitled to be indemnified by the Association as authorized in this Article 11, or as otherwise permitted by law.

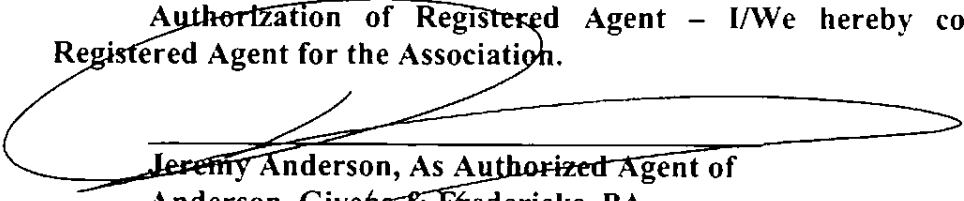
11.4 MISCELLANEOUS. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any law, agreement, or otherwise, and shall continue as to a person who has ceased to be a Director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.

11.5 INSURANCE. The Association shall have the power to purchase and maintain insurance with reasonable deductibles on behalf of any person who is or was a Director, officer, or committee member against any liability asserted against the person and incurred in any such capacity, or arising out of the person's status as such, whether or not the Association would have the power to indemnify the person against such liability under the provisions of this Article. Notwithstanding anything in this Article 11 to the contrary, the provisions herein provided for indemnification shall only be applicable to the extent insurance coverage does not apply or is insufficient.

**ARTICLE 12
REGISTERED OFFICE AND REGISTERED AGENT**

The registered agent of the Association shall be Anderson, Givens & Fredericks, PA. 3665 Bee Ridge Road, Sarasota Florida, 34233. The Board may change the Association's registered office and registered agent from time to time as permitted by law.

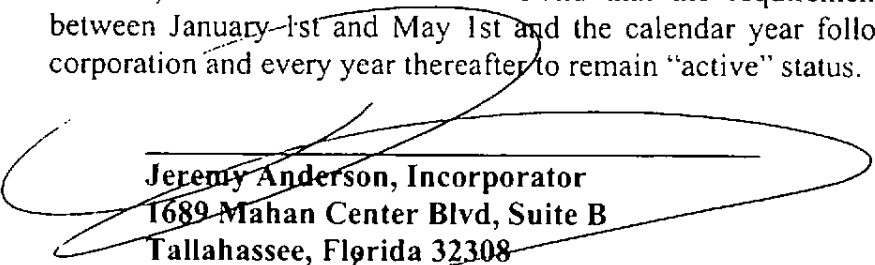
Authorization of Registered Agent – I/We hereby consent to serve as Registered Agent for the Association.


**Jeremy Anderson, As Authorized Agent of
Anderson, Givens & Fredericks, PA**

Dated: 4/4/25

**ARTICLE 13
INCORPORATOR**

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 Section 817.115, Florida Statutes. I understand that the requirement to file an annual report between January 1st and May 1st and the calendar year following the formation of this corporation and every year thereafter to remain "active" status.


**Jeremy Anderson, Incorporator
1689 Mahan Center Blvd, Suite B
Tallahassee, Florida 32308**

Dated: 4/4/25

FILE
APR 11 8:39