

# N95000000664

(Requestor's Name)  
(Address)  
(City, State, Zip) (Phone #)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

PROHIBITED BY  
-02208/95-11125-1015  
\*\*\*\*122.50 \*\*\*\*122.50

## Filing or Recording of Documents

Re: Assoc. of Roseland Prop. Owners

Date 2/6/95

Our file no.: 94.033

The following documents are enclosed for: ☒ Filing with your office  
☐ Recording with your office

☐ Please return file-marked  
copies to us

☐ Charge our office for fees

Original and a copy of the Articles of

☐ Please enter date of filing  
and return this form to us

☐ Check enclosed to cover fee:

Incorporation and Registered Agent form.

\$                     

If they meet with your approval, please send a certified copy back. Thank you/as

To: Secretary of State  
Division of Corporation  
P.O. Box 6327  
Tallahassee, FL 32314



**René G. VanDeVoorde**  
Attorney at Law  
1327 North Central Avenue  
Sebastian, Florida 32958  
(407) 589-4353

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Limited Liability	Change of Registered Agent
Domestication	Dissolution/Withdrawal
Other	Merger

OTHER FILINGS	
Annual Report	
Fictitious Name	
Name Reservation	

REGISTRATION/ QUALIFICATION	
Foreign	
Limited Partnership	
Reinstatement	
Trademark	
Other	

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

95 FEB -8 AM 9:00

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*Enc. 2/10/95*

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
THE ASSOCIATION OF ROSELAND PROPERTY OWNERS, INC.

ARTICLE I - NAME

The name of this Corporation shall be THE ASSOCIATION OF ROSELAND PROPERTY OWNERS, INC.

ARTICLE II - PURPOSES

The purpose of this organization is to preserve, protect and promote the interests of the property owners of Roseland, Florida.

ARTICLE III - POWERS

This Corporation shall have the following powers:

A. All powers necessary or convenient to effect any or all of the purposes for which this Corporation is organized to include such corporate powers as are granted in Chapters 607 and 617, Florida Statutes, and all amendments subsequent thereto.

B. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation. The Corporation shall not participate in, or intervene in, including the publishing or distribution of a statement, in any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on:

1. 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

2. By a Corporation, contributions to which are deductible under Section 170(e)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law)

C. The power to own, possess, buy, sell, mortgage and lease both real and

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personal property.

D. However, no part of the net earnings of the Corporation shall inure to the benefit of any member, trustee, officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no member, trustee, 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.

#### ARTICLE IV - MEMBERSHIP

The Corporation shall have members. Members shall be those persons or organizations in sympathy with its purposes, in accordance with the By-laws of the organization. Members must be at least 18 years of age and own property or rent property located in Roseland, Florida.

#### ARTICLE V - EXISTENCE

The Corporation shall have perpetual existence, unless dissolved according to the law, provided however, that upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purpose of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, religious, literary and educational purposes and 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 such assets not 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

purpose.

#### ARTICLE VI - SUBSCRIBERS

The names and residences of the subscribers to these Articles are:

NAME	RESIDENCE
Rayma Kaplanky	11615 Roseland Rd., Roseland, FL 32957
Constance Spates	12507 Roseland Rd., Roseland, FL 32957

#### ARTICLE VII - OFFICERS

A. The Officers of this Corporation shall be a President, Vice President, Secretary, and Treasurer. They shall be elected annually in the manner set forth in the By-laws of this Corporation.

B. The names of the persons who are to serve as Officers of the Corporation until the first meeting of the Board of Directors are:

President -	Richard Dittman
Secretary -	Joan A. Reed
Treasurer -	Constance Spates

#### ARTICLE VIII - DIRECTORS

A. The operation and conduct of the business and affairs of this Corporation shall be managed by the Board of Directors, which shall consist of no more than nine nor less than seven members of this Corporation, duly elected by the members at the first regular meeting of Corporation, and thereafter the number of Directors and the manner of their election shall be determined in such manner as set forth in the By-Laws of the Corporation.

B. The names and addresses of the persons who shall serve as the Board of Directors until the first annual meeting of the Corporation are:

Laura Lathero-Gay	7820 129th St, Roseland, FL 32957
Richard Dittmann	8255 125th Place, Roseland, FL 32957
Joan A. Reed	12875 83rd Ave., Roseland, FL 32957
Constance Spates	12507 Roseland Rd., Roseland, FL 32957

Bruce Kuczinski                      11086 Roseland Rd., Roseland, FL 32957  
Thomas Rissacher                    11615 Roseland Rd., Sebastian, FL 32958  
Rayma Kaplansky                    11615 Roseland Rd., Sebastian, FL 32958  
Alice Omohundro                    10996 Mulberry, Sebastian, FL 32958  
Kip Kelso                            82nd Court Roseland, FL 32957

#### ARTICLE IX - BY LAWS

The initial By-Laws of the Corporation shall be adopted by its Board of Directors. Upon proper notice, as provided in the By-Laws of this Corporation, the By-Laws may be amended altered or rescinded by a majority vote of those members of the Corporation present at any regular meeting or any special meeting called for that purpose.

#### ARTICLE X - AMENDMENT

A. These Article of Incorporation may be amended at a special meeting of the membership called for that purpose by a 51% vote of those present.

B. Amendment may also be made at a regular meeting of the membership, upon notice given, as provided by the By-Laws, of intention to submit such amendment.

#### ARTICLE XI - PRINCIPAL OFFICE

The principal office of the Corporation shall be 7820 129th St., Roseland, FL 32957, and branch offices may be maintained at such other points in the State of Florida and in the United States of America and in Foreign Countries as may be from time to time authorized by the Board of Directors.

The street address of the initial registered office of this corporation is 1327 N. Central Avenue, Sebastian, Florida 32958, and the name of the initial registered agent of this corporation at that address is Rene' G. VanDeVoorde.

#### ARTICLE XII - NON-PROFIT STATUS

No part of the net earnings of the Corporation shall inure to the benefit of any member of this Corporation.

IN WITNESS WHEREOF, as the undersigned subscribing incorporators have hereunto  
set our hands and seal this 1st day of February, 1995 for the  
purpose of forming this Corporation not for profit under the laws of the State of  
Florida.

*Rayma Kaplansky*  
Rayma Kaplansky

*Constance Spates*  
Constance Spates

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer authorized to take  
acknowledgements in the aforesaid State and County, personally appeared RAYMA  
KAPLANSKY to me known to be the person who executed the foregoing instrument, and  
she acknowledged before me that she executed the same.

WITNESS my hand and official seal this 1st day of February, 1995.



ANGELA M. SHERBROOK  
MY COMMISSION # CC263335 EXPIRES  
March 3, 1997 My Commission Expires:  
BONDED THRU TRCY FAIR INSURANCE, INC.

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer authorized to take  
acknowledgements in the aforesaid State and County, personally appeared CONSTANCE  
SPATES to me known to be the person who executed the foregoing instrument, and she  
acknowledged before me that she executed the same.

WITNESS my hand and official seal this 1st day of February, 1995.

*Angela M. Sherbrook*  
Notary Public, State of Florida  
My Commission Expires:



ANGELA M. SHERBROOK  
MY COMMISSION # CC263335 EXPIRES  
March 3, 1997  
BONDED THRU TRCY FAIR INSURANCE, INC.

CERTIFICATE DESIGNATING PLACE OF BUSINESS AND DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHO PROCESS MAY BE SERVED

FILED

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IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES THE FOLLOWING IS SUBMITTED:

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FIRST -- THAT THE ASSOCIATION OF ROSELAND PROPERTY OWNERS, INC.  
(NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF ROSELAND STATE OF FLORIDA HAS NAMED Rene' G. VanDeVoerde  
(NAME OF REGISTERED AGENT)

LOCATED AT 1327 N. Central Avenue  
(STREET ADDRESS AND NUMBER OF BUILDING.  
POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

CITY OF Sebastian STATE OF FLORIDA, AS ITS AGENT TO  
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Rayma Hupkens  
(CORPORATE OFFICER)

TITLE Director

DATE: 2-1-95

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Rene G. Van De Voerde  
(RESIDENT AGENT)

DATE: 2-1-95