

N 9500000666

ANDRE DUMONT
352 SEA LANE
HALLANDALE, FL 33409

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

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

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

P. CHESSEB FEB 10 1995

Examiner's Initials



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

February 2, 1995

ANDRE DUMONT
332 SEA ESTA LANE
HALLANDALE, FL 33009

SUBJECT: SEA ESTA PARK MOBILE HOME TENANTS ASS. INC.
Ref. Number: W95000002363

We have received your document for SEA ESTA PARK MOBILE HOME TENANTS ASS. INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document is illegible and not acceptable for microfilming.

The corporate name must be identical throughout the document.

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6904.

Freida Chesser
Corporate Specialist

Letter Number: 695A00004387

ARTICLES OF INCORPORATION

A Florida Corporation Not for Profit.

ARTICLE ONE

The name of the corporation is SEA ESTA PARK
MOBILE HOME TENANTS ASS. INC.

ARTICLE TWO

This corporation is organized pursuant to the corporations not for profit law of the State of Florida, set forth in part one of Chapter 617 and 723, Florida Statutes.

ARTICLE THREE

(a) The specific and primary purpose for which this corporation is organized for the educational, cultural, and social advancement of tenants of SEA ESTA PARK MOBILE HOME TENANTS ASS. INC. (b) This corporation is organized and operated exclusively for pleasure, educational, cultural, and other non-profit purposes, and no part of any net earnings shall incur to the benefit of any member, director or officer.

(c) This corporation shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, provided, however, that this corporation is not empowered to engage in any activity that in itself is no in furtherance of its purposes as set forth in subparagraphs (a) through (c) of this article.

(d) This corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners. In the event of acquisition, the corporation shall, by majority vote, dictate the type of ownership (i.e., condominium, co-operative, etc.) and thereupon proceed to convert to said, dictat forthwith. upon acquisition of property, the corporation shall be the entity that creates a condominium or offers condominium parcels sale of lease in the ordinary course of business. if the homeowners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.

(e) The corporation may contract, sue or be sued with respect to the exercise of nonexercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the park property. The association may institute, maintain, settle or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, including, but not limited to, the common property; structural components of a building or other improvements mechanical, electrical, and plumbing elements serving the park property; and protests of ad valorem taxes on commonly used facilities. If the association has the authority to maintain a class action, the association may be joined in an action as representative of that class with reference to litigation and disputes involving the matters for which the association could bring a class action. Nothing herein limits any statutory or common law right of any individual home owner or class of home owners to bring any action which may otherwise be available.

(f) The powers and duties of the association include those set forth in section and those set forth in the

Page two

articles of incorporation and by laws, and any recorded declarations or restrictions encumbering the park property, if not inconsistent with this chapter.

(g) The association has the power to make and collect assessments and to lease, maintain, repair, and replace the common areas upon purchase of the mobile home park.

(h) The association shall maintain accounting record in the county where the property is located, according to good accounting practices. The records shall be open to inspection by association members or their authorized representatives at reasonable times and written summaries of such records shall be supplied at least annually to such members or their authorized representative. Failure of the association to permit inspection of the associations accounting records by members or their authorized representatives entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the books and records who, directly or indirectly, knowingly denies access to the books and records for inspection. The records shall include but shall not be limited to:

(1) A record of all receipts and expenditures.

(2) An account for each member, designating the name and current mailing address for the member, the amount of each assessment, the dates and amounts in which the assessments come due, the paid amount upon the account, and the balance due.

(i) the association has the power to purchase lots in the park and to acquire and hold, lease, mortgage, and convey them.

(j) the association shall use its best efforts to obtain and maintain adequate insurance to protect the association and the park property upon purchase of the mobile home park. A copy of each policy in effect shall be made available for inspection by owners at reasonable times.

(k) the association has the authority without joinder of any homers, to modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park. This subsection does not authorize the association to modify or move any easement created in whole or in part for the use or benefit of any one other than the members, or crossing the property of anyone other than member without their consent or approval as required by law or the instrument creating the easement. Nothing in this subsection affects the rights of ingress or egress of any member of the association.

ARTICLE FOUR

This corporation shall have perpetual existence.

ARTICLE FIVE

The names and residences of the subscribers to these articles of incorporation are:

PAGE THREE

<u>NAME</u>	<u>ADDRESS</u>
<i>See attached List</i>	
_____	_____
_____	_____
_____	_____
_____	_____

ARTICLE SIX

Meetings of the board of the directors shall be open to all members and notices shall be posted in a conspicuous place upon the park property at least 48 hours in advance, except in an emergency. Notice of any meeting in which assessments against members are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessment.

There shall be five members of the initial Board of Directors of the corporation. The names and addresses of the persons who are to serve as Directors until the first election thereof are as follows:

<u>NAME</u>	<u>ADDRESS</u>
HELENE BOUTET	302 SEA ISLE DRIVE, #1
LILIANE CROUX	301 SEA ISLE DRIVE, #1
ANDRE DOMONT	330 SEA ISLE DRIVE, #1
NORMAND CROUX	301 N.E. STREET, #1
ERNEST BERTS	305 SEA ISLE DRIVE, #1

ARTICLE SEVEN

The affairs of the corporation are to be managed by a President, Vice President, Secretary, and a Treasurer. Such officers will be elected annually in the manner provided in the bylaws of the Corporation. The names of the persons who are to serve as officers until the first election under these Articles of Incorporation are as follows:

<u>NAME</u>	<u>TITLE</u>
ANDRE DOMONT	President
HELENE BOUTET	Secretary
LILIANE CROUX	Treasurer
NORMAND CROUX	Vice President

ARTICLE EIGHT

The corporation shall have members. The qualifications for membership in this corporation shall be as follows:
 Home owners of a MOBILE HOME whose interest and concerns are the educational, cultural and social advancement of Home owners of THE SEA ISLE PARK

PAGE FOUR

Qualified persons may be admitted to membership in the corporation in the following manner:

Selection by the admissions committee, then the majority vote from the membership for final approval.

ARTICLE NINE

Board of Directors. The powers of this corporation shall be executed its properties controlled, and its affairs conducted by a board of not less than five directors. The number of directors herein provided for may be changed by a bylaw duly adopted by the members entitled to vote. Directors shall be elected annually by a majority vote of the membership.

Elective officers. The officers of this corporation shall be a President, vice President, Secretary and TREASURE. Other offices and officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office, and the manner of removing officers shall be set forth in the bylaws.

ARTICLE TEN

(a) Location of Registered office: Identification of Registered office in the State of Florida is: *PRINCIPAL:*

332 SEA ESTA LANE

HALLANDALE FLORIDA 33004

(b) The name of this corporation, s initial registered agent at the above address is:

ARTICLE ELEVEN

ANDRE DUMONT

Bylaws will be hereinafter adopted at the first meeting of the Board of Directors. Such bylaws may be amended or repealed, in whole or in part, by the Directors in the manner provided therein. Any amendments to the bylaws shall be binding on all members of this corporation.

ARTICLE TWELVE

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote. Amendments may be proposed and adopted in the manner provided in the bylaws of the Corporation.

Executed by the undersigned at HALLANDALE
this 26 day of JANUARY 1995.

Helene Bantet

PAGE FIVE

STATE OF FLORIDA:
COUNTY OF BROWARD

Before me personally appeared ERNEST BLAIS AND JOSEPH ANDRE DUMONT

_____ to
me well known and known by me to be the individuals described
herein and who executed the forgoing Articles of Incorporation,
and acknowledge before me that they executed the same for the
purposes therein expressed. Identified by drivers licence and Florida Id. card
with picture. Witness my hand and official seal in the County
and State named above this 27 day of 01, 19 95.

Claudette G. Henrich
-Notary Public

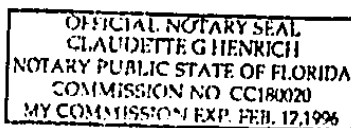
The undersigned hereby acknowledges his/her forgoing designation
as initial registered agent of the corporation,

Ernest Dumont

State OF FLORIDA
COUNTY OF : BROWARD

Before me personally appeared JOSEPH ANDRE DUMONT
to me well known and known by me to be the individual described
herein and who executed the foregoing acknowledgment and accep-
tance of his/her designation as initial registered agent for the
corporation described in the foregoing Articles of Incorporation
and acknowledged before me that he/she executed same for the
purposes therein expressed.

Witness my hand and official seal in the County
and State named above this 27 day of January, 19 95.



Claudette G. Henrich
NOTARY PUBLIC

Claudette G. Henrich

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Each of the undersigned, a bona fide mobile home owner in
- SEA PISTA PARK hereby consents to the formation
of AN ASSOCIATION, INC., a not-for-profit Corporation,
and to his/her membership therein, and agrees to be bound by
the Articles of Incorporation and the By-Laws of the
Corporation. This written consent is given in compliance
with the requirements of Chapter 723.075, of the Florida
Statutes. It is noted that at this signing, _____ homes
are owned and eligible to become members; requiring that 66 and
2/3 percent of this total are necessary to ratify and comply
with the Articles of Incorporation.

ADDRESS

NAME	DATE	TIME	LOCATION	DEPTH	WIND	WAVE	SEA	STATE	REMARKS
1. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
2. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
3. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
4. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
5. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
6. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
7. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
8. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
9. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
10. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
11. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
12. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
13. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
14. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
15. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
16. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
17. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
18. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
19. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
20. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
21. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
22. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
23. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
24. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
25. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
26. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
27. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
28. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
29. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
30. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
31. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
32. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
33. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
34. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
35. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
36. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
37. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
38. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
39. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
40. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
41. [illegible]	3/1	11:00	SEA	100	10	10	10	10	10
42. [illegible]	3/1	11:00	SEA	100	10	10	10		

. 1N

Each of the undersigned, a bona fide mobile home owner in
SEA ESTA PARK, hereby consents to the formation
of AN ASSOCIATION INC., a not-for-profit Corporation,
and to his/her membership therein, and agrees to be bound by
the Articles of Incorporation and the By-Laws of the
Corporation. This written consent is given in compliance
with the requirements of Chapter 723.075, of the Florida
Statutes. It is noted that at this signing, 64 homes
are owned and eligible to become members; requiring that 66 and
2/3 percent of this total are necessary to ratify and comply
with the Articles of Incorporation.

ADDRESS

1	Therese Johnson	317	NE	6.51
1	GUNNAR Johnson	329	NE	6.11
1	Therese Rehn	325	NE	6.51
1	Oliver Rehn	323	NE	6.51
P	Kjell Gustafsson	317	SE	6.51 LN
P	Bengt Gustafsson	335	NE	6.51
P	Kjell Gustafsson	320	SE	6.51 LN
P	Oliver Gustafsson	315	SE	6.51 LN

(ADD MORE SHEETS AS REQUIRED)

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: SEA ESTA PARK MARINE

HOME TENANTS ASS. INC.

2. The name and address of the registered agent and office is:

ANDRE DUMONT
(Name)

337 SEA ESTA LANE
(P.O. Box not acceptable)

HALLANDALE FLORIDA 33009
(City/State/Zip)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Andre Dumont
(Signature)

July 6, 1995
(Date)

N9500000666

319 Sea Gate Lane
Mallardside FL
33009

2000001450172
04/14/95--01004--008
*****37.00 *****35.00

OFFICE USE ONLY

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

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
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- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

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<input type="checkbox"/>	NonProfit
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<input type="checkbox"/>	Reinstatement
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<input type="checkbox"/>	Other

FILED
1995 APR 13 PM 12:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

