

N95000003594

Robert E. Sargent
(Requestor's Name)
#19 U.S. Hwy 19 South
(Address)
Ingles FI 34449
(City, State, Zip) (Phone #)

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OFFICE USE ONLY

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

1. Plaza 40 Condominium Association
(Corporation Name) (Document #)
2. Inc.
(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 checked="" 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

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95 JUL 27 PM 3:48
SECRETARY OF STATE
TALLAHASSEE, FLA

ARTICLES OF INCORPORATION
PLAZA 40 CONDOMINIUM ASSOCIATION INC.
A CORPORATION NOT FOR PROFIT

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SECRET
100A

KNOW ALL MEN BY THESE PRESENT, that we, the undersigned,
desiring to form a corporation pursuant to the not-for-profit
corporation law of the State of Florida, do hereby make,
subscribe and acknowledge this document, constituting the
Articles of Incorporation, as follows:

ARTICLE I - NAME

The name of the corporation shall be Plaza 40 Condominium
Association, Inc. and its principal place of business shall be
19 U.S. Hwy. 19 South, Inglis, Fl 34449.

ARTICLE II - NON-PROFIT PURPOSE

The corporation is formed exclusively for purposes for which
a corporation may be formed under the not-for-profit corporation
law of the State of Florida, and not for any pecuniary profit or
financial gain. No part of the assets, income or profit of the
corporation shall be distributable to, or inure to the benefit
of, its members, trustees, or officers. The corporation shall
not engage in any activity prohibited to a not-for-profit
corporation under the laws of the State of Florida or under the
Internal Revenue code of the United States. Notwithstanding any
other provision of these Articles, this organization shall not
carry on any activities not permitted to be carried on by an
organization exempt from federal income tax under Section 528 of
the Internal Revenue Code of 1986, or the corresponding provision
of any future United States Internal Revenue Code.

ARTICLE III - GENERAL AND SPECIFIC PURPOSES

The general and specific purposes and objectives of the corporation shall be:

(a) Subject to Article II hereof, the specific and primary purposes for which this corporation is formed is to own, operate, manage, and care for common areas for Plaza 40 Condominium property owners, and to collect assessments to maintain same.

(b) The general purposes for which this corporation is formed are exclusively to function as a property owner's association as contemplated by Section 528 of the Internal Revenue Code of the United States, or the corresponding provision of any future Code.

(c) The corporation shall not, as a substantial part of its activities, carry on propaganda or otherwise attempt to influence legislation; nor shall it participate or intervene, by publication or distribution of any statements or otherwise, in any political campaign on behalf of any candidate for public office.

ARTICLE IV - MEMBERSHIP

The membership of the corporation shall be voluntary, and shall be constituted of the (3) and all lot owners in the subdivision. Members may vote on matters subject to membership vote, on a basis of one vote per lot. Membership shall confer no right to funds or assets of the corporation, and said funds and assets cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to a lot in the Cypress Marina and Campground subdivision. Membership shall terminate upon

sale, transfer, or other disposition of a member's lot.

The rules and regulations that may be adopted by the Board of Directors regarding eligibility voting rights for membership shall not discriminate on the basis of race, color creed, national origin, religion, sex, or age.

The members of this corporation shall have no right, title or interest whatsoever in its income, property or assets nor shall any portion of such income, property or assets be distributed to any member on the dissolution or winding up of this corporation. Members of this corporation shall not be personally liable for the debts, liabilities or obligations of the corporation and shall not be subject to any assessments against the corporation. This corporation shall have no stock.

ARTICLE V - ASSESSMENTS

The corporation shall be empowered to levy assessments on a per lot basis for maintenance of common areas, including roads and drainage systems. Such assessments shall be made annually, and shall be enforceable by the Board of Directors in any manner provided by law. The corporation shall be empowered to file assessment liens on any lot for which a member fails to pay assessments duly levied. Assessments shall be proposed by the board of Directors, and approved by majority of the members. Enforcement provisions shall be adopted by the Board of Directors and set forth in the by-laws.

ARTICLE VI - EXISTENCE

The corporation shall have perpetual existence.

ARTICLE VII--SUBSCRIBERS

The names and residences of the subscribers to these

Articles are:

ROBERT E. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449
LIAN W. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449
REBECCA E. JOHNSON, 6783 Redmond Court, Dunnellon, Fl 34433

ARTICLE VIII - DIRECTORS

The general affairs of this corporation shall be managed by a Board of Directors. The corporation shall have no fewer than three [3] Directors initially. The number of Directors may be increased or decreased as provided in the by-Laws.

Directors shall be members of this corporation. Directors shall be elected according to the procedure set forth in the by-laws, and shall serve a term of one year, unless otherwise specified. The terms may be staggered in a manner set forth in the by-Laws. The names and addresses of the initial Board of Directors are:

ROBERT E. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449
LIAN W. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449
REBECCA E. JOHNSON, 6783 Redmond Court, Dunnellon, Fl 34433

The Board of Directors may provide such by-laws for the conduct of its business and the carrying out of its purposes as the Board may deem necessary. The initial Directors may or may not be members by virtue of lot ownership. If any initial Director is not a lot owner, s/he may serve as Director notwithstanding, until the first regular election at which a lot owner/member can be elected to replace her/him.

ARTICLES IX--INTERESTS OF DIRECTORS

No contract or other transaction between this corporation and any other, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of this corporation is interested in or is a director or officer of any other such corporation. Any director may be a party to or

may be interested in any such contract or transaction of this corporation, or in which this corporation is interested, and no contract, act or transaction of this corporation with any person, firm, or corporation, in the absence of fraud, shall be affected or invalidated by the fact that any Director of this corporation is a party to or interested in such contract, act, or transaction, or in any way connected with any person, firm or corporation with whom this corporation engages in business. Each and every person who serves as a director of this corporation is hereby relieved of any liability that might otherwise exist from thus contracting with this corporation for the benefit of himself or any firm, corporation, or other association in which he may be anyway interested. Any director of this corporation may vote upon any contract or other transaction notwithstanding the fact that such transaction or contract might involve a firm, corporation, or other association in which such director is interested.

ARTICLES X--OFFICERS

The corporation shall have a President, Vice President, a Secretary, and Treasurer, each of whom shall be elected directly by the members, by majority vote of members attending a meeting called for that purpose at which a quorum is present.

The names and addresses of the persons who shall serve as officers of the corporation until the first election of officers are:

Office

Name and Address

President:

ROBERT E. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449

Vice President:

LIAN W. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449

Secretary:

LIAN W. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449

Treasurer:

LIAN W. SARGENT, #19 U.S. Hwy 19 South, Inglis, Fl 34449

ARTICLE XI--AMENDMENTS

These Articles may be amended by vote of the Board of Directors, and approved by a vote of two-thirds of members of the corporation at a meeting called for that purpose.

ARTICLE XII--LOCATION

The initial address of the corporation shall be:

19 U.S. Hwy. 19 South, Inglis, Fl 34449.

ARTICLE XIII--REGISTERED AGENT

Until changed, the registered agent of the corporation upon whom process may be served is LAIN W. SARGENT, # 19 U.S. Hwy. 19 South, Inglis, Fl 34449.

ARTICLE XIV--CORPORATE POWERS

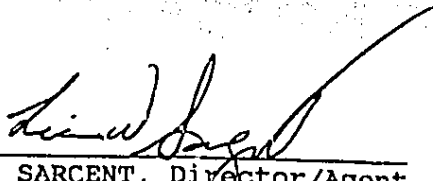
This corporation shall have all of the powers granted to a not-for-profit corporation under the laws of the State of Florida except any power which would invalidate its right to be a tax exempt corporation under the Internal revenue Code of the United States.

ARTICLE XV--DISTRIBUTION UPON DISSOLUTION

Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501 of the Internal Revenue Code of 1986, or corresponding provision of any future provision, or shall be distributed to the federal, state, or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the court of common pleas in the county in which the corporation maintains its principal place of business, exclusively for such purposes.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this ____

day of June, 1995.


LAIN W. SARGENT, Director/Agent

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged and subscribed
before me for the purpose therein stated by LAIN W. SARGENT who
produced _____ as identification and did not take
an oath, on this ____ day of June, 1995.

Notary Public, State of Florida

SUBSCRIBER'S SIGNATURE PAGE FOR ARTICLES OF INCORPORATION
PLAZA 40 CONDOMINIUM ASSOCIATION
A CORPORATION NOT FOR PROFIT

Signature



LAIN W. SARGENT
Printed Name

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, a Notary Public, duly authorized in this State and county as aforesaid, to take acknowledgements, personally appeared LAIN W. SARGENT who executed the foregoing Articles of Incorporation for the PLAZA 40 CONDOMINIUM ASSOCIATION A CORPORATION NOT FOR PROFIT, and who acknowledged before me that s/he executed and subscribed to those Articles of incorporation for the uses and purposes as therein set forth.

Notary Public, State of Florida
(seal)

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

PLAZA 40 CONDOMINIUM ASSOCIATION INC.

In pursuance of Chapter 48-091, Florida Statutes, the
following is submitted, in compliance with said Act:

First - That Plaza 40 Condominium Association, Inc.,
desiring to organize under the laws of the State of Florida with
its principal office, as indicated in the Articles of
Incorporation at the City of Inglis, County of Levy, State of
Florida, has named LAIN W. SARGENT, located at
19 U.S. Hwy. 19 South, Inglis, Fl 34449, as its agent to accept
service of process within this state.

ACKNOWLEDGMENT OF DESIGNATED AGENT:

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

By: Lain W. Sargent
LAIN W. SARGENT, Resident Agent

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