

N960000000228

Johnda Van Ryn
4803 SW 30th Way
Ft. Lauderdale, FL 33312

Office Use Only

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

1. _____ (Corporation Name) _____ (Document #)
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☐ Walk in

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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

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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

5/1/12

ARTICLES OF INCORPORATION

A Florida Corporation NOT for Profit.

ARTICLE ONE

The name of the corporation is

Thunderbird Mobile Home owner 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 Thunderbird Mobile Home owner tenants 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, dictate 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

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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:

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<u>NAME</u>	<u>ADDRESS</u>
<u>See list attached</u>	

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 untill the first election thereof are as follows:

<u>NAME</u>	<u>ADDRESS</u>
<u>Betty Thompson</u>	<u>4556 SW 30th Ave Ft. Lauderdale FL 33312</u>
<u>Paul S. Langley</u>	<u>4845 SW 30 Rd - Ft. Lauderdale 33312</u>
<u>Bernard King</u>	<u>4841 SW 30th Ave Ft. Lauderdale 33312</u>
<u>Paul Oar</u>	<u>3070 Griffin Rd. - Ft. 45</u>
<u>Nellis K. Pisci</u>	<u>4829 SW 30th Rd. - Ft. 42</u>

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 untill the first election under these Articles of Incorporation are as follows:

<u>NAME</u>	<u>TITLE</u>
<u>John Van Ryzor</u>	<u>President</u>
<u>MARCEL MARTIN</u>	<u>V. President</u>
<u>Patricia A. Monnetto</u>	<u>Secretary</u>
<u>Lourell Hampton</u>	<u>Treasurer</u>

ARTICLE EIGHT

The corporation shall have members. The qualifications for membership in this corporation shall be as follows

Home owners of a _____ whose interest and concerns are the educational, cultural and social advancement of Home owners of _____

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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:

4803 SW 30th Way
Ft. Lauderdale, FL 33312

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

Johnda Van Ryn

The principal office address is the same as the registered office.

ARTICLE ELEVEN

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.

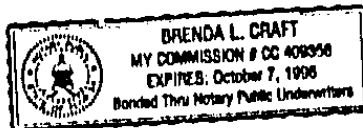
Executed by the undersigned at _____
this _____ day of _____ 19____.

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STATE OF FLORIDA:
COUNTY OF

Before me personally appeared Johnda Van Ryn, Betty Leonardo,
Paul Kingsley, Patricia Monacetta, Larnell Hampton, Paul Day,
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.

Witness my hand and official seal in the County
and State named above this 20th day of Dec., 1995.



Brenda L. Craft
-Notary Public

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

Johnda Van Ryn
657110

State OF FLORIDA :
COUNTY OF

Before me personally appeared Johnda Van Ryn
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 20th day of Dec., 1995.



Brenda L. Craft
NOTARY PUBLIC

Each of the undersigned, resident of Thunderbird
Mobile Home Park located 3064 Griffin Road
in Fort Lauderdale, hereby consents
to the formation of the Thunderbird Homeowners Association,
a non for profit corporation and his/her membership therein
and agrees to be bounded by the Articles of the Corporation
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 the signing of 54 homes owned
and eligible to become members requiring that 66-2/3% of
this total are necessary to ratify and comply with Articles
of the Corporation.

Lucille Hampton 4854 SW 30 Way Lot 14
Mattie Repur 4829 SW 30 Rd. Lot 42
Edna Morris Leason 4846 SW 31th Way Lot 16
Gloria P. Leason 4851 SW 30th Way L 34
Genevieve Leason 4850 SW 30th Way Lot # 15
M. G. Baker 4831 SW 30th Way Lot # 5
Robert Smith 4834 SW 30 Way # 19
Joseph Mariscalco 4842 SW 30 Way Lot # 17
Dominic Randano 4835 SW 30 Way Lot 31
Robert Stukel 4843 SW 30 Way Lot 32
Ann Kari 4849 SW 30th Way Lot 12
Lee Boulanger 4849 SW 30 Rd Lot 37
Ann Leason 4853 SW 30th Way # 13
Betty Hromas 4853 SW 30 Way # 35
Patricia Gloria Brascia 4833 SW 30th Way Lot 30
Murray Piedra 4820 SW 30th Way # 44-A
Pat Monnetto 4827 SW 30th Way - Lot # 29
Lucia N. Palumbo 4847 SW 30 Way # 33
Barbara Owens 4807 SW 30 Way # 27

Each of the undersigned, resident of Thunderbird
Mobile Home Park located 3064 Sullivan Road
in Fort Lauderdale, hereby consents
to the formation of the Thunderbird Homeowners Association,
a non for profit corporation and his/her membership therein
and agrees to be bounded by the Articles of the Corporation
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 the signing of _____ homes owned
and eligible to become members requiring that 66-2/3% of
this total are necessary to ratify and comply with Articles
of the Corporation.

- Page 1 - Reginald Deane 4839 S.W. 30th Lane Ft. Lauderdale Lot #48
Page 2 - Reginald Deane 4841 SW 30th Lane Ft. Lauderdale Lot 53
3 - Joseph Clayborne 4849 SW 30th Lane Ft. Lauderdale Lot 56
4 - John Thomson 4845 SW 30th Lane Ft. Lauderdale Lot 55
Page 3 - John Morris 4849 SW 30th Lane Ft. Lauderdale Lot 57
6 - John Morris 4830 SW 30th Way Ft. Lauderdale Lot 20
Page 7 - Reginald Brissette 4843 SW 30th Lane Ft. Lauderdale Lot 54
Page 8 - Jacques Maullin 4839 SW 30th Lane Ft. Lauderdale Lot 52
Page 9 - Paul E. Kimpf 4845 S.W. 30th Lane " Lot 38
Page 10 - Arthur E. Hernandez 4841 S.W. 30th RD Lot 39
Page 11 - Henry Savio 4824 SW 30th RD Lot 43
Page 12 - Jacques et Yvette Boualombe 4819 SW 30th Way Lot 28
13 - _____
14 - _____
15 - _____

Each of the undersigned, resident of Thunderbird
Mobile Home Park located 3064 Griffin Road
in Fort Lauderdale, hereby consents
to the formation of the Thunderbird Homeowners Association,
a non for profit corporation and his/her membership therein
and agrees to be bounded by the Articles of the Corporation
and the By-laws of the Corporation.

This writton consent is given in compliance with the
requirements of Chapter 723-.075 of the Florida Statutes.

It is noted that at the signing of _____ homes owned
and eligible to become members requiring that 66-2/3% of
this total are necessary to ratify and comply with Articles
of the Corporation.

<u>Clavin Ragle</u>	<u>4826 S.W. 30 WAY LOT-21</u>
<u>Travis</u>	<u>4810 SW 30 Way #25</u>
<u>Vincent Giacalle</u>	<u>4809 SW 30th Terr #12</u>
<u>Yahiel Van Ry</u>	<u>4803 SW 30th Way #26</u>
<u>James P. Duff</u>	<u>4811 SW 30 Terr #11</u>
<u>Robert J. Wood</u>	<u>4825 SW 30th Terr Lot #6</u>
<u>A Doroia Brown</u>	<u>4841 SW 30th Terr Lot #10</u>
<u>Kenny Goldberg</u>	<u>4833 SW 30th Terr Lot #8</u>
<u>Paul T. Oare</u>	<u>3070 GREEN RD. LOT 45</u>
<u>Walter Korus</u>	<u>4853 SW 30th Terr Lot 36</u>
<u>James P. Edwards</u>	<u>4837 SW 30th LN Lot 58</u>
