

N9600000004

TRANSMITTAL LETTER

FLEIS ASSOCIATES, INC.

DATE: December 21, 1995

First Union National Bank Building
Suite 200
1090 Highway A1A
Satellite Beach, FL 32937
(407) 777-2701
Fax (407) 779-2173

TO: Secretary of State
DIVISION OF CORPORATIONS
P. O. Box 6327
Tallahassee, FL 32314

FROM: Edward M. Fleis, P.E.

RE: VILLAS AT SUNSET POINT
RECORDING: ARTICLES OF INCORPORATION
FLEIS PROJECT NO. 92.660

800001671236
-12/26/95--01100--018
****122.50 ****122.50

The following items are enclosed:

ITEM	DESCRIPTION	NO. OF COPIES
1.	ARTICLES OF INCORPORATION	1 ORIGINAL 1 COPY
2.	RECORDING FEE: \$122.50/CHECK	1

Please record the Articles of Incorporation. Thank you.

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6096-1308



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 4, 1996

FLEIS ASSOCIATES INC.
1090 HIGHWAY A1A
STE 200
SATELLITE BEACH, FL 32937

SUBJECT: VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W9600000229

We have received your document for VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

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.

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) 487-6878.

Terri Buckley
Corporate Specialist

Letter Number: 696A00000409



TRANSMITTAL LETTER

FLEIS ASSOCIATES, INC.

DATE: January 11, 1996

First Union National Bank Building
Suite 200
1090 Highway A1A
Satellite Beach, FL 32937
(407) 777-2701
Fax (407) 779-2173

TO: Secretary of State
DIVISION OF CORPORATIONS
P. O. Box 6327
Tallahassee, FL 32314

FROM: Edward M. Fleis, P.E.

RE: REF NO. W96000000229
VILLAS AT SUNSET POINT
FLEIS PROJECT NO. 92.660.31

Please find the following items enclosed:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>NO. OF COPIES</u>
1.	ARTICLES OF INCORPORATION, REVISED	1 ORIGINAL 1 COPY
2.	COPY OF 1/4/96 LETTER FROM TERRI BUCKLEY	1 COPY

ENC.

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FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State

January 18, 1996

FLEIS ASSOCIATES
1090 HIGHWAY A1A
STE 200
SATELLITE BEACH, FL 32937

SUBJECT: VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W96000001308

We have received your document for VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please accept our apology for failing to mention this in our previous letter.

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) 487-6878.

Terri Buckley
Corporate Specialist

Letter Number: 896A00002197

ARTICLES OF INCORPORATION
OF
VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, INC.

We the undersigned, desiring to form a Corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, do hereby agree as follows:

ARTICLE I

The name of the Corporation is VILLAS AT SUNSET POINT HOMEOWNERS ASSOCIATION, Inc. Its principal place of business is located at 1090 Highway A1A, Suite 200, Satellite Beach, Florida, 32937.

ARTICLE II

The purposes for which this Corporation is organized are:

- A. The management, operation and maintenance of that residential development located in Brevard County, Florida, and known as "VILLAS AT SUNSET POINT."
- B. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 42-009-1222ANM requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system and facilities which are common to the five (5) lots in the subdivision.

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention area, drainage structures and drainage easements and the maintenance and repair of the common area elements serving the 5 lots in the subdivision.

- C. Any general purposes pursuant to Florida Corporation Not For Profit Act set forth in Part I of Chapter 617 of the Florida Statutes.

ARTICLE III

Said Corporation is to have the power to do any and all acts and things necessary or expedient for the carrying out of the purposes of the Corporation and, in general, to possess all rights, privileges and immunities and enjoy all the benefits granted to Corporations of similar character under the laws of the State of Florida.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purposes set forth in Article II hereof.

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 statements) any political campaign on behalf of any candidate for public office.

ARTICLE IV

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE V

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. John River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VI

This Corporation shall have four (4) Directors initially. The number of directors may be increased from time to time by the Bylaws. The names and addresses of the initial Directors of the Corporation are:

<u>NAME</u>	<u>Street Address</u>
Edward M. Fleis	1090 Highway A1A, Suite 200 Satellite Beach, FL 32937
Gerard J. Fleis	1090 Highway A1A, Suite 212 Satellite Beach, FL 32937
Wallace Harrison	180 Sea Dunes Drive Melbourne Beach, FL 32951
Barbara A. Fleis	1090 Highway A1A, Suite 200 Satellite Beach, FL 32937

ARTICLE VII

The name and address of the person signing these Articles of Incorporation as the Incorporator is:

<u>NAME</u>	<u>Street Address</u>
Edward M. Fleis	as above

ARTICLE VIII

The name and address of the Corporation's Registered Agent is:

<u>NAME</u>	<u>Street Address</u>
Edward M. Fleis	as above

ARTICLE IX

The qualifications for members of the Corporation, and the manner of their admission, shall be as regulated by the Bylaws of the Corporation.

ARTICLE X

The qualifications and manner of admission of the Board of Directors shall be regulated by the Bylaws of the Corporation.

The undersigned, being the Incorporator of the Corporation, for the purposes of forming this Corporation not for profit under the laws of the State of Florida, has executed these Articles of Incorporation on the 22nd day of Jan., 1996.

Edward M. Fleis
Edward M. Fleis, Incorporator

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 22nd day of January, 1996, by EDWARD M. FLEIS, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



KATHY A. SIMPSON
My Comm Exp. 6/10/99
Bonded By Service Ins
No. CC469885

☐ Personally Known ☐ Other I.D.

Kathy A. Simpson

Notary Public
State of Florida at Large

Kathy A. Simpson
Print Name

Commission No. CC469885

My Commission Expires: 6/10/99

Having been named to accepted Service of Process for the above stated Corporation, at the place designated in these Articles, I hereby agree to act in this capacity, to comply with the provisions of Chapter 48, Florida Statutes (1987), relative to keeping said office.

Edward M. Fleis
Edward M. Fleis, Registered Agent

SWORN TO AND SUBSCRIBED to before me this 22nd day of January, 1996.



KATHY A. SIMPSON
My Comm Exp. 6/10/99
Bonded By Service Ins
No. CC469885

☐ Personally Known ☐ Other I.D.

Kathy A. Simpson

Notary Public
My Commission Expires: 6/10/99