# TEOFIL J STADNIK 187 1600000052

Brenda please record sheer papers of Canaveral Grove Bonevenen dre. as a non projet dre delected is the filing for all any greetino place call me at 167-633-3099 Though Stacket

NONPROFIT CORPORATION FILING FEE

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# CANAVERAL GROVES HOMEOWNERS INC.



# ARTICLES OF INCORPORATION

November 9, 1995

## ARTICLES OF INCORPORATION CANAVERAL GROVES HOMEOWNERS INC.

The undersigned subscribers to these Articles of Incorporation, each a natural person, competent to contract, hereby associate themselves together to form a corporation, not for profit, pursuant to the laws of the State of Florida, under the following proposed charter:

## ARTICLE I

The name of this corporation shall be: CANAVERAL GROVES HOMEOWNERS, INC.

# ARTICLE II Principal place of business and mailing address P.O. BOX 675 SHARPES, FL. 32959

## ARTICLE III PURPOSE

The purpose of this corporation shall be as follows:

- a. To organize the homeowners within the Canaveral Groves area in order that the respective membership of the corporation may:
  - 1. Preserve the residential atmosphere of the community encompassed.
  - 2. To provide for the mutual peace and common welfare.
  - 3. Recommend improvements to the residential area as a whole.
  - 4. To do all other things necessary to further the purpose of the corporation.
- b. To assess and collect dues and accept contributions without obligation from any source and to employ attorneys, accountants and other persons and entities deemed necessary to assist and to further the interest of this corporation and to pay reasonable compensation therefor.
- c. Upon dissolution of this organization, all assets remaining after payment of debts and obligations shall be distributed to an organization designated by the Board of Directors which shall be nonprofit in nature and which shall have qualified as such by either federal or state certification of such nonprofit status.

#### ARTICLE IV

Manner of election of directors

The manner in which the directors are elected is as per By-Laws.

#### ARTICLE V

Limitation of corporate power: None.

#### ARTICLE VI

Initial registered agent and street address JOSEPH STADNIK 3422 ANGELICA STREET COCOA, FL. 32926-3658

#### ARTICLE VII

#### Incorporators

 The names of the officers who are to manage the affairs of the association until the first election under this charter are as follows.

President JOSEI

JOSEPH STADNIK

3422 ANGELICA ST. COCOA, FL. 32926

Vice-President DON GARRETSON

4975 CITRUS BLVD.

COCOA, FL. 32926

Secretary KEN WOOD

5360 FLORIDA PALM AVE

COCOA, FL. 32927

Trensurer PAUL VONA

3730 DETROIT STREET

COCOA, FL. 32926

#### 2. SPECIAL LIMITATIONS:

Nothing in this charter shall be construed to allow or authorize any of the following:

- a. The right of the corporation to afford pecuniary gain to its members incidentally or otherwise, but members may be paid for actual services rendered to the corporation.
- b The right of any person or other corporation to attach the private property of members of this corporation for its corporate debts.
- The right to issue certificates of stock or declare dividends or allow the benefit of carnings to insure to the benefit of any member, officer or director

#### 3. TERMINATION OF MEMBERSHIP:

Membership shall be terminated for non payment of dues 90 days after the election of new officers each year.

#### 4. TRANSFERABILITY OF MEMBERSHIP:

a. Membership dues are non transferable, unless approved by the board

#### 5. DISSOLUTION:

a. In the event of the dissolution of the corporation, or in the event it shall cease to carry out the objects and purposes herein set forth, all the business property and assets of the corporation shall be distributed to such nonprofit organization as may be selected by the Board of Directors.
 Business properties and assets of this corporation shall in no event be distributed to members, officers or directors for reimbursement of any sum, subscribed, donated, or contributed.

#### 6. MEMBERSHIP:

The membership of this corporation shall consist of

- Any person who has attained the age of eighteen (18) years and owns or leases real property (own house or land) in Canaveral Groves Area.
- b Tenants who have attained the age of eighteen (18) years who live in Canaveral Groves Subdivision may become members and shall enjoy all the privileges of full membership.
- c. All new members must be approved by the Board of Directors.
- d. Other requirements and obligations of membership may be adopted from time to time by the Board of Directors and as set forth in the By-Laws of this corporation.

#### 7. INITIAL MEMBERS:

The initial members are the present paid 1995 members of the Canaveral Groves Homeowners Association

#### 8. BY-LAWS:

The By-Laws of the corporation shall be altered or reschided by: a (two-thirds) 2/3 vote of members at a scheduled monthly meeting.

#### 9. OFFICERS:

The affairs of this corporation shall by managed by the officers who shall be selected and serve under the conditions set forth herein:

- The officers of this corporation shall consist of President, Vice-President, Secretary and Treasurer.
- b. Officers shall be elected annually at the first regular meeting in January of each year and shall take office upon the conclusion of election.
- e. Nominations and elections of officers shall be on the terms and conditions as set forth in the By-Laws, and governed by "Robert's Rules of Order".

#### 10. DIRECTORS:

There shall be a Board of Directors, the number of members of which shall not be less than three (3) who shall be elected under the terms and conditions as set forth in the By-Laws.

#### 11. AMENDMENTS:

- a.. Amendments to these Articles may be proposed by any member except that every proposal must be made in writing and submitted to the Secretary.
- b. No amendment shall be considered and voted on until the Secretary furnishes each member a copy of the proposal at least fifteen (15) days prior to the meeting at which time the amendment is to be considered and voted upon by the members.
- No amendments shall be made to these Articles of Incorporation except at a Regular Meeting.
   A notice of the amendment must have been read at the previous Regular Meeting.
- An amendment shall be adopted when it is approved at the next meeting by a vote of 2/3
  (two-thirds) of the members present.

#### 12. SPECIAL POWERS:

The powers of this corporation shall include everything authorized and not prohibited for non profit organizations under the laws of the State of Florida, including, but not limited to, the following:

- To do all things necessary or incidental to the purposes set forth in Article III of the Articles of Incorporation.
- b. To hold property, both real and personal, including intangible property, and make improvements thereon, and to acquire such property or improvements by purchase, lease, devise, bequest or gift.
- To sue and be sued and appear and defend all actions and proceedings to the same extent as a natural person.
- d. To adopt and use a common seal and alter same; provided however, that such a seal shall always contain the words "nonprofit corporation".
- e. To make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue notes, bonds and other obligations, and secure any of its obligations by mortgages and pledge all or any of its property, franchises or income.
- f. To conduct its affairs, carry on its operations, have officers and exercise its powers in the State of Florida.
- g To acquire, enjoy, utilize and dispose of licenses and other rights of interest therein.

h To invest and reinvest its funds

1 To make donations for the public welfare for charitable, scientific, or educational purposes.

The undersigned incorporators have executed these Articles of Incorporation

this 9 date of NOVEMBER 19 95

Joseph Star nich

JOSEPH STADNIK

Call

PAUL VONA

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DON GARRIETSON

Ton woods

KEN WOOD

# CERTIFICATE OF DESIGNATION REGISTERED AGENT AND OR 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.

f. The name of the corporation is:	CANAVERAL GROVES HOMEOWNERS INC.
	( must include suffix )

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

JOSEPH STADNIK	
Name	
3422 ANGELICA STREET	
Street Address	
COCOA, FL. 32926 - 3658	
City/State/Zip	

Having been named as registered agent and to accept service of process for the above stated corporation at the place designed 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.

Joseph Stadnek NOV. 9, 1995
Signature Date