

N96000001503

12001 Biscayne Blvd.

C-314

Miami FL.

33181

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

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95 MAR - 7 AM 8:18

STATE
TALLAHASSEE, FLORIDA

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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****132.50 ****132.50

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

W96-5173
634,531

SAB
3/8/96



FLORIDA DEPARTMENT OF STATE
Sandra B. Morthum
Secretary of State

March 8, 1996

ISABELLE LONGTIN
12001 BISCAYNE BLVD.
C-314
MIAMI, FL 33181

SUBJECT: NELSON AND GREEN ACRES PARK HOMEOWNERS
ASSOCIATION INC.
Ref. Number: W96000005173

We have received your document for NELSON AND GREEN ACRES PARK HOMEOWNERS ASSOCIATION INC. and your check(s) totaling \$132.50. However, the enclosed document has not been filed and is being returned for the following correction(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.

Bylaws are not filed with this office. Please retain them for your records.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

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) 487-6926.

Sheldon Bream
Document Specialist

Letter Number: 696A00010452

ARTICLES OF INCORPORATION

OF

A Florida Corporation Not For Profit.

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96 MAR -7 AM 8:19

ARTICLE ONE

The name of the corporation is NELSON and GREEN ACRES Park Homeowners Association INC.

ARTICLE TWO

TALLAHASSEE, FLORIDA

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 Chapter 720, Florida Statutes,

ARTICLE THREE

(A) The specific and primary purpose for which this corporation is organized is for the educational, cultural, and social advancement of Tenants of NELSON and GREEN ACRES PARK

(B) This corporation is organized and operated exclusively for pleasure, educational, cultural, and other nonprofit 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 not 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 the property, the corporation shall be the entity that creates a condominium or offers condominium parcels for sale or lease in the ordinary course of business or, 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 or 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 homeowners 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 this section and those set forth in the articles of incorporation and bylaws, and any record 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 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 representatives. failure of the association to permit inspection of the association's 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 amount paid 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 effort 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 of insurance in effect shall be made available for inspection by home owners at reasonable times.

(K) The association has the authority without the joinder of any home 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 anyone other than the members, or crossing the property of anyone other than the members, 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:

NAMEADDRESSARTICLE SIX

Meetings of the Board of Directors shall be open to all members and notice of meetings 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 assessments. There shall be five(5) 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:

NAMEADDRESS

Leslie Simpson	12001 Biscayne Blvd. C-304	miami FL. 33181
Robert Lapalme	12001 Biscayne Blvd. C-350	miami FL. 33181
Isabelle Longtin	12001 Biscayne Blvd. C-314	miami FL. 33181
René Charneau	12001 Biscayne Blvd. A-122	miami FL. 33181
Éralides Suors	12001 Biscayne Blvd. A-115	miami FL. 33181

ARTICLE SEVEN

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

Leslie Simpson	President
Robert Lapalme	Vice President
Isabelle Longtin	Secretary
René Charneau	Treasurer
Éralides Suors	Director

ARTICLE EIGHT

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

Home owners of NELSON and GREEN ACRES PARK whose interests and concerns are the educational, cultural and social advancement of home owners of NELSON and GREEN ACRES TAYLOR PARK. 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

(A) 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(5) 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.

(B) Elective Officers. The officers of this corporation shall be a President, Vice President, Secretary and Treasurer. Other 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, the terms of office, and the manner of removing officers shall be set forth in the bylaws.

ARTICLE TEN

Location of Registered Office; identification of registered office in the State of Florida is:

12001 Biscayne Blvd LOMA 6-306

The name of this corporation, its initial registered agent at the above address is: Leslie Simpson Phone number: (905) 891-0440

The Principal Office is ARTICLE ELEVEN
The same as above

Bylaws will be herein after 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 bylaws 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 BARNETT BANK

this 04 day of 03 19 96

Leslie Simpson
Robert Lapalme
Isabelle Longtin
Rene Charneau
Eralides Suros

STATE OF FLORIDA:
COUNTY OF DADE

Before me personally appeared Leslie Simpson, Robert Lapalme, Isabelle Longtin, Rene Charneau, Eralides Suros

well known and known by me to be the individuals described herein

and who executed the foregoing 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 4 day of March, 1996.



NOTARY PUBLIC

The undersigned hereby acknowledges and accepts his/her foregoing designation as registered agent of the corporation.

Leslie Simpson

STATE OF FLORIDA:
COUNTY OF ~~Dade~~ Dade:

Before me personally appeared Leslie Simpson to me well known and known by me to be the individual described herein and who executed the foregoing acknowledgment and acceptance of his/her designation as initial registered agent for the corporation described in the foregoing Articles of Incorporation and acknowledge 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 4 day of March 1996.



NOTARY PUBLIC

STATE OF FLORIDA:
COUNTY OF ~~Dade~~ Dade:

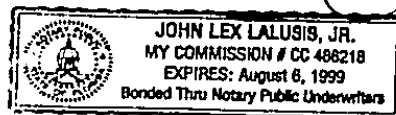
Before me personally appeared Isabelle Longtin Signatory, to me well known and known by me the individual described herein and who executed the foregoing Articles of Incorporation and acknowledges before me that he/she executed same for purposes therein expressed.

Witness my hand and official seal in the County and State named above this 4 day of March 1996.

SIGNATORY

NOTARY PUBLIC

My Commission Expires:



FILED
96 MAR -7 AM 8:19
TALLAHASSEE, FLORIDA