

LEE JAY COLLING & ASSOCIATES, P.A.

ATTORNEYS AT LAW

LEE JAY COLLING *
WILLIAM SHAW BLALOCK
LAVINIA N. MONTGOMERY

* ALSO ADMITTED IN MICHIGAN

196000001804

SUITE 700
FIRST UNION BUILDING
20 NORTH ORANGE AVENUE
ORLANDO, FLORIDA 32801

TELEPHONE (407) 640-2054
FAX (407) 640-1000

PARALEGAL
NADINE M. COLLING

March 26, 1996

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Fla. 32314

RE: Oak Ridge Village Residents Association, inc.

900001761368
-03/28/96--01073--016
****122.50 ****122.50

Dear Sir or Madam:

I am enclosing an original and one copy of the Articles of Incorporation for the above-named corporation. In addition, I am enclosing our firm check in the amount of \$122.50 which represents the following fees:

Filing fee	\$ 35.00
Certified copy	52.50
Registered Agent's fee	<u>35.00</u>
Total	\$122.50

Please file the original of the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Your prompt attention to this matter would be appreciated.

Very truly yours,

Maggie White

Maggie White
Assistant to Lee Jay Colling

FILED
95 MAR 28 PM 12:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

4/3/96

JB

/mw

Enclosures

ARTICLES OF INCORPORATION
OF
OAK RIDGE VILLAGE RESIDENTS ASSOCIATION, INC.

A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I

NAME

The name of this corporation is:

OAK RIDGE VILLAGE RESIDENTS ASSOCIATION, INC.

The principal office address is: *c/o Margaret H. Spermio*
6019 Nashua Avenue
Orlando, FL 32809

ARTICLE II

REGISTERED AGENT/OFFICE

The street address of the initial registered office of this corporation is:

First Union Building, Suite 700
20 North Orange Avenue
Orlando, FL 32801

The name of the initial Registered Agent of this corporation at that address is:

Lee Jay Colling, Attorney-at-Law

ARTICLE III

NON-STOCK BASIS

FILED
95 MAR 28 PM 12:35
TALLAHASSEE, FLORIDA

This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.

ARTICLE IV

MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

ARTICLE V

PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.*
- B. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501(c) of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any present or subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.*
- C. To represent the mobile home owners in Oak Ridge Village Mobile Home Park ("the Park"), their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- D. To negotiate for, acquire and operate the Park on behalf of the mobile home owners.*
- E. To convert the Park, once acquired, to a condominium, a cooperative form, or other type of ownership. Upon acquisition of the property, the Association shall be the entity that creates a cooperative or offers cooperative units 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.*

- F. *To contract, sue or be sued with respect to the exercise or non-exercise 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.*
- G. *To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statutes.*
- H. *To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- I. *To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*
- J. *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.*
- K. *To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.*
- L. *To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.*

ARTICLE VI

DIRECTORS

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The initial number of directors of the corporation shall be four (4); provided however, that such number may be changed by a By-Law duly adopted.

The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the By-Laws.

The names and addresses of the initial Board of Directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
<i>Ruth Davis, President</i>	<i>6064 Statler Avenue, Orlando, FL 32809</i>
<i>Tom Bath, Vice President</i>	<i>6027 Nashua Avenue, Orlando, FL 32809</i>
<i>Helen Fisher, Secretary</i>	<i>6023 Nashua Avenue, Orlando, FL 32809</i>
<i>Margaret H. Spermo, Treasurer</i>	<i>6019 Nashua Avenue, Orlando, FL 32809</i>

ARTICLE VII

INCORPORATOR

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

*Lee Jay Colling
First Union Building, Suite 700
20 North Orange Avenue
Orlando, FL 32801*

ARTICLE VIII

BY-LAWS

The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

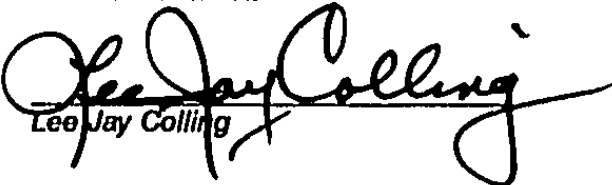
ARTICLE IX

AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 26 day of March, 1996.

INCORPORATOR:


Lee Jay Colling

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared Lee Jay Colling, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he/she has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

- ☒ Affiant is personally known to me; or
- ☐ Affiant produced his/her driver's license; or
- ☐ Affiant produced as identification: _____.

SWORN TO and subscribed before me this 26 day of March, 1996.


Signature of Notary Public

My commission expires:




MAGDALENA PHILP WHITE
My Comm Exp. 9/25/99
Bonded By Service Ins
No. CC497834

☒ Personally Known ☐ Other

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of Oak Ridge Village Residents Association, Inc., which is contained in the foregoing Articles of Incorporation.

Dated this 26 day of March, 1996.


Lee Jay Colling
Registered Agent

FILED
MAR 28 PM 12:36
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared Lee Jay Colling, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

- ☒ Affiant is personally known to me; or
☐ Affiant produced his/her driver's license; or
☐ Affiant produced as identification: _____

SWORN TO and subscribed before me this 26 day of March, 1996.


Signature of Notary Public

My commission expires:

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MAGDALENA PHILP WHITE
My Comm Exp 9/25/99
Bonded By Service Ins
No CC497834
[] Personally Known [] Other