

KARL PARTRIDGE  
Requestor's Name

2055 THOMASVILLE E309  
Address

TALLAHASSEE FL 32312 385-1982  
City/State/Zip Phone #

N96000003406

Office Use Only

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

1. \_\_\_\_\_  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_ 700001886407  
(Corporation Name) (Document #) -07/08/96--01039--013  
\*\*\*\*122.50 \*\*\*\*122.50

4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in

☐ Pick up time \_\_\_\_\_

☒ Certified Copy

☐ Mail out

☒ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input checked="" 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

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

6-26-96 TR  
FILED  
95 JUN 26 PM 12:20  
TALLAHASSEE, FLORIDA

Examiner's Initials

ARTICLES OF INCORPORATION OF  
NEWPORT GARDENS HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as the incorporator of Newport Gardens Homeowners Association, Inc. under Chapter 617, Florida Statutes, submits the following Articles of Incorporation ("Articles"):

ARTICLE I: NAME

The name of the corporation is: Newport Gardens Homeowners Association, Inc. ("Association").

ARTICLE II: PRINCIPAL ADDRESS

The initial mailing address of the Association is Tampa United Methodist Centers, Inc., P. O. Box 172904, Tampa, Florida 33602. The principal office of the Association is located at 1001 N. Florida Avenue, Tampa, Florida 33602, or at such other place as may be subsequently designated by the Board of Directors ("Board") of the Association.

ARTICLE III: DURATION AND COMMENCEMENT

The Association will exist perpetually commencing with the filing of these Articles with the Florida Department of State.

ARTICLE IV: PURPOSE

\* The Association is intended to qualify as a "Homeowner Association" as such term is defined in Section 528(c) of the Internal Revenue Code of 1986, as amended. The Association is organized solely for the purpose of carrying on the following functions: the acquisition, construction, management, maintenance, care, repair and replacement of Association property in the Newport Gardens Subdivision according to the provisions of the Declaration of Covenants, Conditions, Restrictions and Assessments of Newport Gardens Homeowners Association ("Declaration") recorded, along with a plat, in the Public Records of Hillsborough County, Florida and as amended from time to time. No part of the net earnings of the Association shall inure to the benefit of any member or other private individual; however, the benefit received by the members as a result of the Association's acquisition, construction, management, maintenance, care, repair and replacement of Association property shall not constitute improper inurements.

F-1 FD  
96 JUN 26 PM 12:20  
TALLAHASSEE, FLORIDA

## ARTICLE V: POWERS

The Association shall have all of the common law and statutory powers of a not-for-profit corporation under the laws of Florida that do not contravene the Association's purpose as stated in Article IV of these Articles or Section 528 of the Internal Revenue Code of 1986, as amended.

## ARTICLE VI: MEMBERSHIP AND VOTING RIGHTS

The Association is organized on a nonstock basis. Membership quorum and voting requirements shall be as regulated by the By-Laws of the Association ("By-Laws").

Every person, firm, association, corporation or other legal entity who is a record owner or co-owner of the fee simple title to any lot that is subject by the Declaration to assessment by the Association (a "Lot") shall be a member of the Association, provided that any person, firm, association, corporation or other legal entity who holds such title or interest merely as security for the performance of an obligation (including, but not limited to mortgagees or trustees under deeds of trust) shall not be a member of the Association, all as set forth in the By-Laws. Membership shall be limited to owners of Lots. Each member of the Association shall be entitled to one vote for each Lot held by such member in fee simple, as more particularly set forth in the By-Laws.

The names and addresses of the initial members of the Association is:

<u>Name</u>	<u>Address</u>	<u>Lot #</u>
1.		1
2.		2
3.		3
4.		4
5.		5
6.		6
7.		7
8.		8
9.		9
10.		10

Change of membership in the Association shall be established by the recording in the public records of Hillsborough County, Florida, of a deed or other instrument

establishing a record title to a Lot and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument shall thereby become a member of the Association, and the membership of the prior owner, as to the Lot conveyed, shall be terminated.

#### ARTICLE VII: DIRECTORS

The Board shall initially consist of three (3) directors. The number of directors may be increased or diminished from time to time, as provided in the By-Laws, but shall never be less than three (3). The names and addresses of the initial directors of the Association are:

Name	Address
<u>Louis Jones, President</u>	<u>1001 North Florida Ave.</u> <u>Tampa, FL 33602</u>
<u>Harriet G. Stone, Vice President</u>	<u>1001 North Florida Ave.</u> <u>Tampa, FL 33602</u>
<u>Tony Guijarro, Secretary /Treasurer</u>	<u>1001 North Florida Ave.</u> <u>Tampa, FL 33602</u>

#### ARTICLE VIII: OFFICERS

The officers of the Association shall be a president, a vice president, a secretary, and a treasurer, and may include such other officers as may be authorized by the By-Laws and elected by the Board from time to time.

#### ARTICLE IX: COMMITTEES

The Board may establish an architectural standards committee and may establish other committees in accordance with the Declaration and the By-Laws.

#### ARTICLE X: AMENDMENTS TO ARTICLES

The Association reserves the right to amend, alter, change or repeal any provision in these Articles in the manner prescribed by law. No amendment shall be made that is in conflict with the Declaration.

#### ARTICLE XI: By-Laws

The By-Laws of the Association are to be made and adopted by the Board, and may be altered, amended or rescinded by, the Board. No amendment to the By-Laws shall be made that is in conflict with the Declaration or these Articles.

#### ARTICLE XII: INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 2801 North 17th Street, Tampa, Florida 33605 and the Association's initial registered agent at that address is Louis Jones, Executive Director, TUMC.

#### ARTICLE XIII: INCORPORATOR

The name and street address of the incorporator is Harriet G. Stone, 1001 N. Florida Avenue, Branscomb Hall, Tampa, Florida 33602. The incorporator of the corporation assigns to the corporation his rights under Section 617.013, Florida Statutes, to constitute a corporation.

#### ARTICLE XIV: DISSOLUTION

In the event of the dissolution of the Corporation the assets of the Corporation constituting the surface water management system shall be distributed to an appropriate agency of local government, or if such agency does not accept the assets, the assets shall be distributed to another not for profit organization that is qualified within the meaning of Section 528(c) of the Internal Revenue Code of 1986, as amended, or corresponding section of any future federal tax code.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 2<sup>nd</sup> day of June, 1996.


  
Harriet G. Stone

CERTIFICATE DESIGNATING PLACE OF  
BUSINESS OR DOMICILE FOR SERVICE OF PROCESS  
WITHIN THIS STATE NAMING AGENT UPON  
WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

Newport Gardens Homeowners Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the foregoing Articles of Incorporation at 1001 North Florida Avenue, Tampa, Florida 33602, the corporation named in those articles has named Louis Jones, whose address is 2301 North 17th Street, Tampa, Florida 33675, as its statutory registered agent.

Having been named the statutory registered agent of said corporation at the place designated in this certificate, I hereby agree to act in this capacity and that I am familiar with and accept the applicable obligations of the laws of Florida.

  
Louis Jones  
Executive Director, TUMC

Dated this 11th day of JUNE, 1995 6

FILED  
95 JUN 26 PM 12:20  
TALLAHASSEE, FLORIDA