

N96000003423

CAPITAL CONNECTION, INC.,

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870
Mailing Address: Post Office Box 10349, Tallahassee, FL 32302
TOLL FREE No. 1-800-342-8062
FAX (904) 222-1222

NAME _____
FIRM _____
ADDRESS _____

PHONE () _____

Service: Top Priority _____ Regular _____
One Day Service Two Day Service

To us via _____ Return via _____

Matter No.: _____ Express Mail No. _____

State Fee \$ _____ Our \$ _____

EXPIRATION DATE
6-25-96

W916-13388

REQUEST TAKEN CONFIRMED APPROVED
DATE 6/26
TIME 930
BY [Signature] CK No. _____

WALK-IN
Will Pick Up _____

RE: Church Street Homeowner
Association, Inc.

No 52504

Capital Express™
✓ Art. of Inc. File
Corp. Record Search
Ltd. Partnership File
Foreign Corp. File
✓ () Cert. Copy(s)

Art. of Amend. File
Dissolution/Withdrawal
C U S-
Fictitious Name File

Name Reservation
Annual Report/Reinstatement
Reg. Agent Service
Document Filing

Corporate Kit
Vehicle Search
Driving Record
Document Retrieval

UCC 1 or 3 File
UCC 11 Search
UCC 11 Retrieval
File No.'s _____ Copies
Courier Service
Shipping/Handling
Phone ()
Top Priority
Express Mail Prep.
FAX () pgs.

SUBTOTALS

FEE.....	\$
DISBURSED.....	\$
SURCHARGE.....	\$
TAX on corporate supplies.....	\$
SUBTOTAL.....	\$
PREPAID.....	\$
BALANCE DUE.....	\$

Please remit invoice number with payment
TERMS: NET 10 DAYS FROM INVOICE DATE
1 1/2% per month on Past Due Amounts
Past 30 Days, 15% per Annum.

THANK YOU
from
Your Capital Connection

DISBURSED
FILED
C.C. FILED
JUN 26 1996
TALLAHASSEE, FL
100001376181
-06/26/96--01064--023
***122.50 ***122.50



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 26, 1996

CAPITAL CONNECTION
P.O. BOX 10349
TALLAHASSEE, FL 32302

SUBJECT: CHURCH STREET HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W96000013588

FILED
96 JUN 26 AM 10:24
TALLAHASSEE, FLORIDA

We have received your document for CHURCH STREET HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

The document must include original signatures.

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) 487-6928.

Agnes Lunt
Corporate Specialist

Letter Number: 096A00031715

Corrected

ARTICLES OF INCORPORATION

OF

CHURCH STREET HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE DATE
6-25-96

ARTICLE I - NAME

The name of this corporation is:

CHURCH STREET HOMEOWNERS ASSOCIATION, INC.

ARTICLE II - NOT FOR PROFIT

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

ARTICLE III - DURATION

The duration (term) of the Corporation is perpetual.

ARTICLE IV - PURPOSE

The Corporation is organized, and shall be operated exclusively for, the following purposes:

A. To enforce the Declaration of Covenants and Restrictions of CHURCH STREET HOMEOWNERS ASSOCIATION, INC. (the "Declaration").

B. To exercise all rights and powers conferred by the laws of the state of Florida upon non-profit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and

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TALLAHASSEE, FLORIDA

proceeds of such property, for any of the purposes set forth herein.

C. To do such other things as are incidental to the purposes of the corporation which are necessary or desirable in order to accomplish them.

ARTICLE V - LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

ARTICLE VI - MEMBERS

The Corporation shall have Voting Members who shall be selected as provided in the Bylaws and shall have all the rights and privileges of members of the Corporation. The Developer of Church Street Plat, PELICAN DEVELOPMENT, INC., ("Developer") shall transfer control to the owners of the lots in the subdivision known as Church Street Plat in the manner provided under Section 617.307, Florida Statutes (1995) as follows:

A. Members other than Developer are entitled to elect at least a majority of the members of the Board of Directors of the Association when the earlier of the following events occurs:

(a) Three months after ninety percent (90%) of the parcels comprising Church Street Plat have been conveyed by Developer or its successor to the voting members of the Homeowners Association (Purchasers); or

(b) At such time as such other percentage of the parcels has been conveyed to the voting members other than Developer in order to comply with the requirements of any governmentally chartered entity with regard to the mortgage financing of the parcels comprising Church Street Plat.

(c) For purposes of this section, the term "members other than Developer" shall not include builders, contractors, or others who purchase a parcel for the purpose of constructing improvements thereon for resale.

The Developer, PELICAN DEVELOPMENT, INC. and its successors and/or assigns is entitled to elect at least one member of the Board of Directors of the Homeowners Association as long as it holds for sale in the ordinary course of business at least five percent (5%) of the parcels comprising Church Street Plat. After Developer relinquishes control of the Homeowners Association, Developer may exercise the right to vote any Developer-owned voting interests in the same manner as any other member, except for purposes of re-acquiring control of the Homeowners Association or selecting the majority of the members of the Board of Directors.

The name and address of each initial voting member is as follows:

<u>Name</u>	<u>Address</u>
Pelican Development, Inc.	c/o John S. Andrews, Esq. 1501 Northeast Fourth Avenue Ft. Lauderdale, FL 33304

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial principal office of this corporation is 7201 Northwest 9th Street, Plantation, Florida 33317

and the name of the initial registered agent of this corporation is John S. Andrews, Esq. at 1501 Northeast Fourth Avenue, Ft. Lauderdale, Florida 33304.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is three (3). The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Voting Members shall elect the Directors at the annual meeting of Voting Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

<u>Name</u>	<u>Address</u>
J.A. William Cuthbertson	720 S.W. 75th Terrace, Plantation Florida 33317
Gene H. Tonn	7201 N.W. 9th Street, Plantation Florida 33317
Cynthia Cuthbertson	720 S.W. 75th Terrace, Plantation Florida 33317

ARTICLE IX - OFFICERS

The Officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial

Officer of the Corporation is as follows:

<u>Office</u>	<u>Name and Address</u>
President/Secretary	J.A. William Cuthbertson 720 S.W. 75th Terrace, Plantation Florida 33317
Vice President/Treasurer	Gene H. Tonn 7201 N.W. 9th Street, Plantation Florida 33317

ARTICLE X - INCORPORATORS

The name and address of each Incorporator (Subscriber) is as follows:

<u>Name</u>	<u>Address</u>
John S. Andrews, Esq.	Andrews & Phillips 1501 Northeast Fourth Avenue Ft. Lauderdale, Florida 33304

ARTICLE XI - BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

ARTICLE XII - AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

ARTICLE XIII - INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XIV - COMMENCEMENT OF CORPORATE EXISTENCE

In accordance with Section 617.014, Florida Statutes, the date when corporate existence shall commence is the date of subscription and acknowledgement of these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 25th day of June, 1996.

By: _____

John S. Andrews

STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25th day of June, 1996, by John S. Andrews, as incorporator for Church Street Homeowners Association, Inc. He is personally known to me or has produced _____ as identification and did not take an oath.

Dawn M. Burgess
Name:

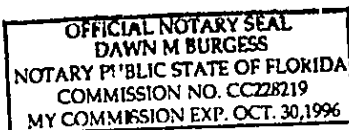
Notary Public, State of Florida

Commission No.:

My Commission Expires:

Dawn M. Burgess
Notary Public

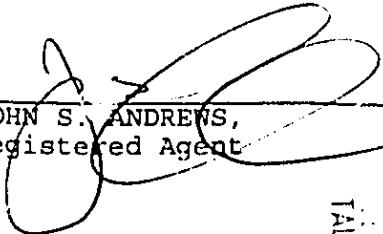
My Commission Expires:



ACKNOWLEDGMENT BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of CHURCH STREET HOMEOWNERS ASSOCIATION, INC., which is contained in the foregoing Articles of Incorporation

DATED this 25th day of June, 1996.


JOHN S. ANDREWS,
Registered Agent

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9 JUN 25 AM 10:24
TALLAHASSEE, FLORIDA