

# N98000000819

Dean C. Kowalchuk  
Requestor's Name

P.O. Box 10807  
Address

Tallahassee, FL 32302/224-1987  
City/State/Zip Phone #

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98 FEB 11 PM 4:45  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Office Use Only

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

1. Chaires Residents and Landowners Association, Inc.  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #) **000002397838-2**

3. \_\_\_\_\_  
(Corporation Name) (Document #) **-01/13/98--01017--001**  
**\*\*\*\*\*78.75 \*\*\*\*\*78.75**

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

☒ Walk in

☐ Pick up time \_\_\_\_\_

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☒ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" 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

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98 JAN 13 AM 8:58  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

Call when Ready  
224-1987  
Brenda

W98-843  
K. Rolfe JAN 13 1998  
K. Rolfe FEB 12 1998

Examiner's Initials

LAW OFFICES OF  
**DEAN C. KOWALCHYK, P.A.**

(904) 224-1987 Fax: (904) 942-7227

*Mailing Address:*

Post Office Box 10807  
Tallahassee, Florida 32302

*Street Address:*

1331 E. Lafayette Street, Suite F  
Tallahassee, Florida 32301

February 9, 1998

Ms. Kimberly Rolfe  
Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Chaires Residents and Landowners' Association, Inc.  
Ref. Number W98000000843

Dear Ms. Rolfe:

Please find enclosed new articles of incorporation regarding the above-referenced entity, which provide for the election of the directors as provided in the by-laws. Thank you for your attention to this matter.

Sincerely,



Dean C. Kowalchyk

enclosure: articles as stated



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

January 13, 1998

DEAN C. KOWALCHYK  
P.O. BOX 10807  
TALLAHASSEE, FL 32302

SUBJECT: CHAIRES RESIDENTS' AND LANDOWNERS' ASSOCIATION, INC.  
Ref. Number: W98000000843

We have received your document for CHAIRES RESIDENTS' AND LANDOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of 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 (850) 487-6932.

Kimberly Rolfe  
Document Specialist

Letter Number: 198A00001950

ARTICLES OF INCORPORATION  
OF  
CHAIRES RESIDENTS' AND LANDOWNERS' ASSOCIATION, INC.

I, the undersigned subscriber to these Articles of Incorporation, being a natural person competent to contract, hereby execute this document for the purpose of creating a not for profit corporation under the laws of the State of Florida, as set forth in Chapter 617 of the Florida Statutes, intending said organization to qualify for and operate as a charitable organization exempt from private corporation status under Sections 509(a)(1) and 509(a)(2) of the Internal Revenue Code, or, alternatively, as a not for profit corporation under 501(c)(3) of the Internal Revenue Code, or the corresponding provisions of any subsequent federal tax laws, including, for such purposes, the making of distributions to organizations which qualify as tax-exempt under that Code.

ARTICLE I

The name of this nonprofit corporation shall be:

CHAIRES RESIDENTS' AND LANDOWNERS' ASSOCIATION, INC.

The principal place of business of this corporation shall be 8832 Green Oak Drive, Tallahassee, Florida 32311, but it shall have the power to transact business in any other place or places both within and without the State of Florida and throughout the world. The mailing address of the corporation shall be the same. The annual meeting of the Corporation shall be held at the place designated by the Board of Directors.

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TALLAHASSEE, FLORIDA

## ARTICLE II

The general nature of the business to be transacted and carried on by this Corporation and its objects and purposes are to provide a means of addressing such issues and obtaining such benefits as are deemed necessary by the membership by and through its board of directors. The corporation may not and shall not engage in any substantial activities of a non-charitable nature. The corporation shall not engage in any political activity in support of any political candidate. Within the limits aforesated, the Corporation may conduct any and all lawful business consistent with the provisions hereinafter set out or provided and it shall have all the powers conferred by the laws of the State of Florida upon nonprofit corporations as fully and to the same extent as natural persons might or could do in all parts of the world, namely:

To establish, carry on, conduct, maintain and otherwise operate a corporation perform the foregoing, and to do such and everything necessary, convenient, suitable or proper for the accomplishment of any of the purposes or for the attainment of any one or more of the objects herein enumerated, or which shall at any time appear conducive to, or expedient for, the protection or for the benefit of the corporation and its membership.

The foregoing and following provisions shall be construed as objects in furtherance and not in limitation of the general powers conferred by the laws of the State of Florida and the enumeration in these Articles of specific powers and objects shall not be held to limit or restrict in any manner the powers of this corporation; but this corporation may do all and everything necessary, suitable or proper for the accomplishment of any purpose or object, either along or in association with other corporations,

firms or individuals, to the same extent and as full as individuals might or could do as principals, agents, contractors or otherwise.

### ARTICLE III

The corporation is organized upon a nonstock basis as defined in Section 617.505 of the Florida Statutes. The corporation may have a membership distinct from the Board of Directors. The authorized number and qualifications of the members of the corporation, the manner of their admission, the different classes of membership, if any, the property, voting and other rights and privileges of members, and their liability for dues and assessments and the method of collection thereof, shall be regulated in the bylaws.

### ARTICLE IV

The property of this corporation is irrevocably dedicated to charitable purposes, and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof, or the benefit of any private individual.

### ARTICLE V

The corporation shall have perpetual existence, unless sooner voluntarily dissolved according to law.

### ARTICLE VI

The powers of this corporation shall be exercised, its property controlled, and its affairs conducted by a board of directors. The number of voting directors shall be a minimum of 3, including officers; provided, however, that such number may be changed by a bylaw duly adopted pursuant to the bylaws of the corporation. The directors shall be elected at the first meeting of the members, to be held at 7:30PM on January 12, 1998, at 8832 Green Oak Drive, Tallahassee, Florida 32311, or at

such other time as shall be designated by the Board. Directors elected at the annual meeting, and at all times thereafter, shall serve for a term of 4 years. Annual meetings will be held at 6:30 PM on the first Wednesday in February of each year at the principal place of business of the corporation, or at such other place as the directors may designate from time to time by resolution. All directors shall be elected by the membership as provided in the bylaws.

#### ARTICLE VII

The original by-laws of this corporation shall be made, prepared and adopted by the board of directors of the corporation by a majority vote thereof. Thereafter the said by-laws may be amended by the Board of Directors at any regular meeting of said Board of Directors or at any special meeting for which said meeting is called by a majority of the directors present.

The Board of Directors shall elect officers of this corporation from their membership, who shall consist of a Chairman, and a Secretary\Treasurer, and such other further officers as may be provided by resolution of the Board of Directors. All officers shall be members of the corporation. All officers, unless elected to fill a vacancy, shall hold office after their election until their respective successors are duly elected and qualified, unless it is provided by the by-laws that they shall hold office at the pleasure of the Board of Directors. The duties of all officers elected by the Board of Directors shall be prescribed by the by-laws or resolution of the Board of Directors.

#### ARTICLE VIII

Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision of payment, of all debts and liabilities of the corporation, shall be distributed to a not for profit fund, corporation or corporation which is organized and operated exclusively for charitable

purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

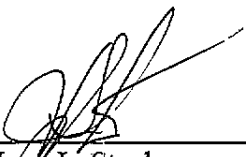
#### ARTICLE IX

The corporation shall distribute its income each year so as to avoid any tax under section 4942 of the Internal Revenue Code, and shall conduct its business so as to avoid incurring tax liability under sections 4941(d), 4943(c), 4944, and 4945 of the Internal Revenue Code.

#### ARTICLE X

Dean C. Kowalchuk is designated as the corporation's initial agent and agent to accept service of process within Florida at 1331 East Lafayette Street, Suite F, Tallahassee, Florida 32301.

IN WITNESS WHEREOF, I, the undersigned subscriber, the incorporator of Chaires Residents' and landowners' Association, Inc., have hereunto set my hand and seal this 9th day of February, 1998.

  
\_\_\_\_\_  
Jerry L. Stephens  
8832 Green Oak Drive  
Tallahassee, FL 32311

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by JEERY L. STEPHENS, who is personally known to me or who produced the form of identification listed below, who did take an oath, and is known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said agreement for the purposes therein expressed.



WITNESS my hand and official seal, this 9th day of February, 1998.

Brenda L. Parrish

Name: BRENDA L. PARRISH

NOTARY PUBLIC

Form of ID: Personally Known

My Commission Expires



BRENDA L. PARRISH

MY COMMISSION # CC459399 EXPIRES

May 4, 1999

BONDED THROUGH TROY FAIR INSURANCE, INC.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

STATE OF FLORIDA  
OFFICE OF THE SECRETARY OF STATE

The undersigned, DEAN C. KOWALCHYK, having been designated as Agent for the service of process with the State of Florida, upon CHAIRES RESIDENTS' AND LANDOWNERS' ASSOCIATION, INC., a corporation not for profit, organized under the laws of the State of Florida, does hereby accept the appointment as such agent for the above-named corporation.

IN WITNESS WHEREOF, the name of said registered agent is hereunto affixed at Tallahassee, Leon County, Florida, this 9th day of February, 1998.

DEAN C. KOWALCHYK

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA