

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

98 APR 15 AM 10:59

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*Lot Owners Association  
of Cortez and Sixty-Sixty  
Subdivision, Inc.*

- ☒ Art of Inc. File \_\_\_\_\_
- ☐ LTD Partnership File \_\_\_\_\_
- ☐ Foreign Corp. File \_\_\_\_\_
- ☐ L.C. File \_\_\_\_\_
- ☐ Fictitious Name File \_\_\_\_\_
- ☐ Trade/Service Mark \_\_\_\_\_
- ☐ Merger File \_\_\_\_\_
- ☐ Art. of Amend. File \_\_\_\_\_
- ☐ RA Resignation \_\_\_\_\_
- ☐ Dissolution / Withdrawal \_\_\_\_\_
- ☐ Annual Report / Reinstatement \_\_\_\_\_
- ☒ Cert. Copy \_\_\_\_\_
- ☐ Photo Copy \_\_\_\_\_
- ☐ Certificate of Good Standing \_\_\_\_\_
- ☐ Certificate of Status \_\_\_\_\_
- ☐ Certificate of Fictitious Name \_\_\_\_\_
- ☐ Corp Record Search \_\_\_\_\_
- ☐ Officer Search \_\_\_\_\_
- ☐ Fictitious Search \_\_\_\_\_
- ☐ Fictitious Owner Search \_\_\_\_\_
- ☐ Vehicle Search \_\_\_\_\_
- ☐ Driving Record \_\_\_\_\_
- ☐ UCC 1 or 3 File \_\_\_\_\_
- ☐ UCC 11 Search \_\_\_\_\_
- ☐ UCC 11 Retrieval \_\_\_\_\_
- ☐ Courier \_\_\_\_\_

Signature \_\_\_\_\_

Requested by: *Da*

Name \_\_\_\_\_

Date *4-13-98*

Time *9:39*

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

98 APR 15 AM 10:59

**ARTICLES OF INCORPORATION**

**OF**

**LOT OWNERS ASSOCIATION OF  
CORTEZ AND SIXTY-SIXTH SUBDIVISION, INC.**

(A corporation not for profit)

We, the owners of lots and/or buildings in **CORTEZ AND SIXTY-SIXTH SUBDIVISION** associate ourselves together for the purpose of forming and creating a corporation not for profit under and by virtue of the laws of the State of Florida, and by and under the provisions of the statutes of the State of Florida which provides for the formation, rights, privileges, liabilities and immunities of a corporation not for profit. To that end, we agree and subscribe to the following Articles of Incorporation.

**ARTICLE I**

**NAME**

The name of this corporation shall be the "**LOT OWNERS ASSOCIATION OF CORTEZ AND SIXTY-SIXTH SUBDIVISION, INC.**", hereinafter referred to as the Association.

**ARTICLE II**

**OBJECTIVES, PURPOSES**

The general nature of the objectives and purposes of this Association shall be:

Section 1: To unify the owners of lots and/or buildings for the purpose of representing a common interest in matters of policy affecting the members, matters of private policy, public, or otherwise, affecting the individuals or the community as a whole,

and to represent the owners of lots and/or buildings in contractual relationships between them and other parties; further, to allow the Board of Directors to speak authoritatively for the membership of this Association.

Section 2: To form an owners' association as provided in the Restrictive Covenants for LOT OWNERS ASSOCIATION OF CORTEZ AND SIXTY-SIXTH SUBDIVISION, INC., as recorded on the Public Records of Manatee County, Florida, and to provide the services and perform the functions for said Association as provided in and contemplated by said Restrictive Covenants, including but not limited to the power and authority to enforce the provisions of said Restrictive Covenants.

### ARTICLE III

#### POWERS

The Association shall have all the common law and statutory powers of a corporation not for profit, including the power to own and convey property; to operate and maintain common property, specifically the surface water management system including any mitigation areas as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, culverts and related appurtenances, and to contract for services to provide for such operation and maintenance; to sue and be sued; to establish rules and regulations for the operation and maintenance of the common property; to assess the members of the Association such sums as may be deemed necessary and appropriate by the Board of Directors and Members of the Association to provide for the operation and maintenance of the common property

hereinabove described, and to enforce such assessments by the imposition of liens on the property of the members within the subdivision; and to take any other action necessary for the purposes for which the Association is organized. The foregoing statement shall be understood as indicating the powers of this corporation, and no recitation, expression or declaration of specific powers or purposes herein enumerated shall be deemed to be exclusive, but it is hereby expressly declared that all other lawful powers not inconsistent herewith are hereby included by reference.

#### **ARTICLE IV**

##### **TERMS OF EXISTENCE**

This corporation is to exist perpetually unless sooner dissolved by law. In the event the Corporation is dissolved, the surface water management system shall be conveyed to an appropriate agency of local government, and if no such local governmental agency will accept the surface water management system, same shall be dedicated to a non-profit corporation similar to this corporation, together with the power to assess lots in **CORTEZ AND SIXTY-SIXTH SUBDIVISION** for the cost of operating and maintaining such system, and to enforce such assessment by the imposition of liens thereon.

#### **ARTICLE V**

##### **MEMBERSHIP QUALIFICATIONS**

Membership in the Association shall consist of all owners of lots in **CORTEZ AND SIXTY-SIXTH SUBDIVISION** Manatee County, Florida. The owners of each lot be entitled to one vote with

regard to the business of the Association and the one vote may be exercised by the owner or owners of said subdivision lot. There shall be only one class of members.

## ARTICLE VI

### OFFICERS AND BOARD OF DIRECTORS

Section 1: The affairs of the corporation shall be managed by a President, Secretary and Treasurer, all of whom shall be Directors, and a Board of Directors of one to three members. All officers and directors must be lot owners in the subdivision.

Section 2: The Directors shall be elected each year according to the procedure prescribed in the By-Laws. The annual meeting and election shall be held by the association members on the third Thursday of January of each year, beginning in 1999. Immediately after the election of the Directors, they shall meet, organize and elect from that body the officers for said year.

The Directors shall have authority to fill vacancies on the Board to maintain the required number of Directors. Terms of members of the Board shall be for one year.

A majority of the Board shall constitute a quorum and a majority vote of those present at any regular or special meeting shall be sufficient to authorize any action deemed necessary.

Section 3: The names of the persons who are to serve as officers and directors of the Board of Directors are:

OFFICE	NAME
President/Treasurer/Director	ROY JACKSON
Vice President/ Secretary/Director	JUDY LEETZOW

## ARTICLE VII

### BY-LAWS

Section 1: The Board of Directors of this corporation shall provide such By-Laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Section 2: Upon proper notice, the By-Laws may be amended, altered, or rescinded by the Board of Directors and the membership as spelled out in the By-Laws.

## ARTICLE VIII

### AMENDMENTS

These Articles of Incorporation may be amended by the act of the members of the corporation. Such amendments may be proposed and adopted in the manner provided for in the By-Laws of the corporation.

## ARTICLE IX

### SUBSCRIBERS

The name and address of the subscriber of these Articles of Incorporation is as follows:

NAME	ADDRESS
ROY D. JACKSON	5420 26th Street West Bradenton, Florida 34207

## ARTICLE X

### LOCATION

The office location of this Association shall: 5420 26th

Street West, Bradenton, Manatee County, Florida 34207.

**ARTICLE XI**

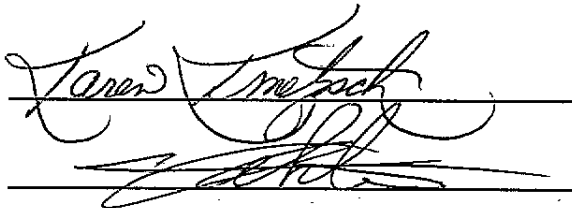
**DISSOLUTION**

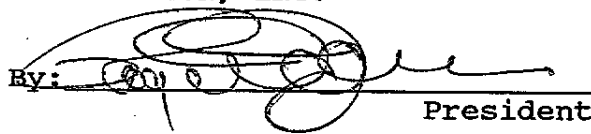
If the corporation is dissolved, the assets of the Corporation shall be irrevocably dedicated to the City of Bradenton, OR, to such other public body as may be determined by the City Council of the City of Bradenton, OR, conveyed to a non-profit organization with purposes similar to the stated purposes of this corporation.

IN WITNESS WHEREOF, we the undersigned, being all of the subscribers named below do hereby further certify that the facts stated above are truly set forth and accordingly have set our respective hands and seals.

Signed, Sealed and Delivered  
In the Presence Of:

**LOT OWNERS ASSOCIATION OF  
CORTEZ AND SIXTY-SIXTH  
SUBDIVISION, INC.**




By:  President

STATE OF FLORIDA

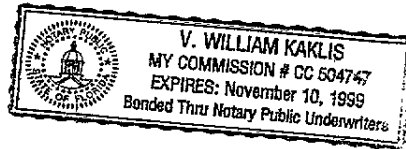
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared ROY JACKSON, President of LOT OWNERS ASSOCIATION OF CORTEZ AND SIXTY-SIXTH SUBDIVISION, INC. a Florida corporation, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and who is personally known to me or produced N/A as identification and who did not take an oath.

WITNESS my hand and official seal at said County and  
State this 10<sup>th</sup> day of April, 1998.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





**CERTIFICATE OF REGISTERED OFFICE  
AND DESIGNATION OF REGISTERED AGENT**

In pursuance of Chapter 607.034, Florida Statutes, the following is submitted, in compliance with said Act:

1. The Principal Office of LOT OWNERS ASSOCIATION OF CORTEZ AND SIXTY-SIXTH SUBDIVISION, INC. a corporation not for profit, duly organized and existing under the laws of the State of Florida is: 5420 26th Street West, Bradenton, Manatee County, Florida 34207.

2. The Registered Office of this corporation is: 5420 26th Street West, Bradenton, Manatee County, Florida.

3. The Registered Agent of this corporation is:

NAME	ADDRESS
V. WILLIAM KAKLIS	Kaklis, Reid, Venable and Witt 1400 4th Avenue West Bradenton, Florida 34205

4. The name and address and respective office of each member of the Board of Directors and the Subscribers of this corporation are:

OFFICE	NAME	ADDRESS
President/ Director	ROY D. JACKSON	5420 26th Street West Bradenton, Fl. 34207
Secretary/ Treasurer/ Director	JUDY LEETZOW	5420 26th Street West Bradenton, Fl. 34207

**LOT OWNERS ASSOCIATION OF  
CORTEZ AND SIXTY-SIXTH  
SUBDIVISION, INC.**

By:   
Corporate Officer

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

**ACKNOWLEDGEMENT AND ACCEPTANCE**

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Having been named to accept service of process for the above named corporation, at the place designated in this Certificate, I hereby accept such designation to act in this capacity, and agree to comply with the provisions of said Act relative to keeping said office open.

  
\_\_\_\_\_  
**V. WILLIAM KAKLIS**  
Registered Agent