

N9800002561

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

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-05/01/98--01047--008
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SUBJECT: WILDWOOD MUNICIPAL TRAILER PARK SUBDIVISION
HOMEOWNERS' ASSOCIATION, INC.
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☒ \$131.25
Filing Fee, Certificate &
Certified Copy

FROM: BLAIR & REID
Name (Printed or typed)

P.O. Box 130 (351 West Alfred Street)
Address

Tavares, Florida 32778
City, State & Zip

(352) 343-3755
Daytime Telephone number

FILED
98 MAY -1 AM 9:07
DEPT. OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
WILDWOOD MUNICIPAL TRAILER PARK SUBDIVISION
HOMEOWNERS' ASSOCIATION, INC.

(A non-profit Florida Corporation)

FILED
98 MAY -1 AM 9:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate ourselves together and make, subscribe, and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. - NAME

The name of this Corporation shall be Wildwood Municipal Trailer Park Subdivision Homeowners' Association, Inc. The mailing address of the Corporation is 100 North Main Street, Wildwood, Florida 34785.

ARTICLE II. - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE III. - PURPOSES

The general purposes for which this Corporation is organized are as follows:

A. To provide for the orderly enjoyment of Wildwood Municipal Trailer Park Subdivision Homeowners' Association, Inc. (hereinafter referred to as "the Association"), a residential development located on real property in Sumter county, Florida (hereinafter referred to as "the Property"), described in the Declaration of Restrictions (hereinafter referred to as "the Declaration"), relating to the Wildwood Municipal Trailer Park subdivision (hereinafter referred to as "WMTP"), which is recorded in the Public Records of Sumter County, Florida.

B. To promote the health, safety and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in WMTP.

C. To enforce the terms, covenants and conditions and restrictions appertaining to WMTP which are contained in the Declaration.

D. To maintain the common areas and the property improvements as provided for in the Declaration.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of the Association, as established in the Declaration, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and the Declaration and enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

ARTICLE IV. - POWERS

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including but not limited to the power.

A. To acquire by any means real and personal property.

B. To enforce assessments by suit.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

D. To contract for management and maintenance, repair and replacement of the property, the improvements thereto, the common areas and the personal property of the Association.

E. To establish, administer, and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the support and benefit of the Association and the welfare or betterment of the subdivision or residents.

F. The Association shall have all powers conferred upon it by law unless inconsistent with the provisions of this Article. The Association shall not be organized nor operated for profit, nor shall it participate or intervene, directly or indirectly, in any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE V. - MEMBERSHIP

Any natural person, firm, corporation or entity who is the owner of a Lot as defined in the Declaration shall automatically become a member upon the acquisition of an ownership interest in title to any Lot. Any natural person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an

owner by virtue of such lien, mortgage, or other encumbrance alone; provided, however, that nothing contained herein shall be construed as prohibiting membership in the Association by person, firm, corporation or other entity which acquires title to a Lot or by foreclosure or voluntary conveyance from its mortgagor or his successor or assigns. Membership in this corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

ARTICLE VI. - INCORPORATOR

The names and residences of the subscribers to these Articles of Incorporation are:

Ed Wolf, Mayor
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

ARTICLE VII. MANAGEMENT OF CORPORATION

The business affairs of this Association shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the Association shall be elected as provided in the By-Laws by the membership at the regular annual meeting of the members of the Association.

ARTICLE VIII. - OFFICERS

The officers of the Association shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors.

ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association corporation is 100 North Main Street, Wildwood, Florida 34785 and the name of the initial registered agent of this Association at that address is Jim Stevens, 100 North Main Street, Wildwood, Florida 34785.

ARTICLE X. - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any qualified voting member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws.

Amendment will be finally adopted upon the affirmative vote of seventy-five percent (75%) of the qualified voting members.

ARTICLE XI. - BY-LAWS

The By-Laws of the Association shall be adopted by the affirmative vote of seventy-five percent (75%) of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five (75%) vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 27th day of April, 1998.

Ed Wolf
Ed Wolf, Mayor, City of Wildwood

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 27th day of APRIL, 1998, by ED WOLF, who is personally known to me or produced as identification and did not take an oath.

Marena Roberts
Notary Public, State of Florida

Commission #
My Commission Expires



MARENA D. ROBERTS
COMMISSION # CC 716155
EXPIRES MAR 29, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

wwmhp
articles.inc.

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

IN COMPLIANCE WITH SECTIONS 48.091 AND 617.0501, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST THAT WILDWOOD MUNICIPAL TRAILER PARK SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT THE CITY OF WILDWOOD, STATE OF FLORIDA, HAS NAMED JIM STEVENS, CITY MANAGER, LOCATED AT 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, CITY OF WILDWOOD, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE

Ed Wolf
(Corporate Office)

TITLE

Mayor

DATE

4/27/98

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE

Jim Stevens
(Resident Agent)

DATE

4/27/98

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FILED
98 MAY - 1 AM 9:07
CLERK OF STATE
TALLAHASSEE, FLORIDA