

CAPITAL CONNECTION, INC.

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

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-08/20/98--01069--027

****122.50 ****122.50

Plantation Homeowners
Association, 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 _____

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

98 AUG 20 PM 12:24

RECEIVED

Signature _____

Requested by: _____

Name _____

8-20-98

Date _____

10:30

Time _____

Walk-In _____

Will Pick Up _____

RP
082498



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 20, 1998

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST.
STE. 1
TALLAHASSEE, FL 32301

SUBJECT: PLANTATION HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W98000019106

We have received your document for PLANTATION 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):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

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) 487-6929.

Randall Purintun
Document Specialist

Letter Number: 998A00043414



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 21, 1998

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST.
STE. 1
TALLAHASSEE, FL 32301

SUBJECT: PLANTATION HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W98000019106

This will acknowledge receipt of your correspondence which is being returned for the following reason(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

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) 487-6929.

Randall Purintun
Document Specialist

Letter Number: 998A00043414

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
98 AUG 21 AM 8:09

ARTICLES OF INCORPORATION

FOR

PLANTATION HOMEOWNERS ASSOCIATION, OF PASCO, INC.

(A Corporation Not For Pecuniary Profit)

We, the undersigned, do hereby certify that we have associated ourselves together for the purpose of becoming a corporation not for pecuniary profit, under and in accordance with the provisions of Chapter 617, Florida Statutes, providing for the formation, rights, privileges and immunities of corporations not for profit, and pursuant to the terms of said statute, we hereby make, subscribe, acknowledge and file these Articles of Incorporation and further disclose as follows:

ARTICLE I

The name of this corporation shall be PLANTATION HOMEOWNERS ASSOCIATION, OF PASCO, INC. (A Corporation Not For Pecuniary Profit), whose registered office and principal place of business shall be 3011 O'Hara Drive, New Port Richey, Florida 34655, and MICHAEL J. RYAN is hereby designated as the registered agent of said corporation at the above address.

ARTICLE II

This corporation shall have the power and authority to forward the purposes and accomplish the objects hereinafter set forth, and to do and perform the same in accordance with the law as follows:

A. To provide for the preservation and architectural control of landscaping, detention areas and recreation facilities, if any, within that certain tract of property known as PLANTATION SUBDIVISION, UNIT ONE, a subdivision located in Pasco County, Florida, as per plat thereof recorded in Plat Book 26, pages 105 through 107, inclusive, of the Public Records of Pasco County, Florida, and such other property that may from time to time be placed under the control of this Association pursuant to the Restrictions recorded upon the aforesaid property, and to promote the health, safety and welfare of the residents within the aforesaid property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

B. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Restrictions applicable to the property and to be recorded in the Office of the Clerk of the Circuit Court of Pasco County, Florida, and as the same shall be amended from time to time as provided, said Restrictions being incorporated herein as if set forth at length.

C. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Restrictions; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or other governmental charges levied or imposed against the property of the Association.

D. To acquire by gift, purchase or otherwise, and to own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

E. To borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

F. To dedicate, sell or transfer all or any part of the "common areas" to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer, except that made by the Developer in the Restrictions or on any plat of the subject property as a subdivision, shall be effective unless an instrument has been signed by two-thirds of the aggregate of voting members agreeing to such dedication, sale or transfer.

G. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and "common areas", provided that any such merger, consolidation or annexation shall have the assent of two-thirds of the aggregate of voting members.

H. To adopt and use a common corporate seal and alter the same; PROVIDED, however, that such seal shall always contain the words "Corporation Not For Pecuniary Profit"...

I. To have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise.

ARTICLE III

Any person who owns a lot or lots within PLANTATION SUBDIVISION shall be a member of this Association, and they must abide by this Charter and the By-Laws adopted by this Corporation and its Board of Directors and pay any dues required by the Association.

There shall be one (1) vote for each lot owned, subject to the following requirements, to-wit: There shall be filed with the Secretary of the Association a "Voting Member Designation Certificate" which shall name one (1) and only one (1) of the owners of such lot as the "Voting Member" for that lot. Such Certificate shall be signed by all of the owners of such lot and shall, upon filing with the Secretary of the Association, be effective until a new Certificate is subsequently duly executed by all owners and filed with the Secretary of the Association. Only the person named in such Certificate, or their duly appointed proxy, shall be allowed to cast the vote for the subject lot. A lot which does not have on record with the Secretary of the Association a valid Voting Designation Certificate shall not be entitled to a vote.

ARTICLE IV

PLANTATION HOMEOWNERS ASSOCIATION OF PASCO, INC.
, (A Corporation Not For Pecuniary Profit), shall exist perpetually or until such time as the same becomes dissolved or merged.

ARTICLE V

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

MICHAEL J. RYAN
3011 O'Hara Drive
New Port Richey, Florida 34655

JACQUELINE C. RYAN
3011 O'Hara Drive
New Port Richey, Florida 34655

ARTICLE VI

The affairs of this corporation not for pecuniary profit shall be managed by the following officers:

President - MICHAEL J. RYAN
Secretary/Treasurer - JACQUELINE C. RYAN

The foregoing officers shall serve until the first annual meeting, and all succeeding officers shall serve for a period of one (1) year.

ARTICLE VII

The Board of Directors of this corporation shall consist of not less than two (2) Directors, and they shall be elected annually in accordance with the By-Laws. The names and addresses of the first Board of Directors are as follows:

MICHAEL J. RYAN
3011 O'Hara Drive
New Port Richey, Florida 34655

Patrick Clowes
3011 O'Hara Drive
New Port Richey, Florida
34655

JACQUELINE C. RYAN
3011 O'Hara Drive
New Port Richey, Florida 34655

ARTICLE VIII

The By-Laws of this corporation may be made, altered or rescinded by a two-thirds vote of the members present and voting at an annual meeting.

ARTICLE IX

Amendments to these Articles of Incorporation shall be proposed at a regular meeting of the membership, and each such proposed amendment to these Articles of Incorporation shall be presented at least ten (10) days before such meeting, and such amendment shall be put to a vote and shall be ratified and adopted by a two-thirds affirmative vote of the members voting.

ARTICLE X

No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation, and upon dissolution of this organization, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code or to the Federal Government or to a state or local government for a public purpose, and none of the assets will be distributed to any member, officer or trustee of this corporation.

ARTICLE XI

The officers of this corporation shall be charged with the obligation and duty of maintaining in good working order the necessary and proper equipment and other implements essential for the carrying out of the purposes as set forth in these Articles of Incorporation and the By-Laws of this corporation; to maintain proper books of account and inventories with regard to dues, receipts,

disbursements and property of this corporation.

ARTICLE XII

The Board of Directors of this corporation shall be charged with the obligation and duty of adopting and promulgating the general policy of this corporation with respect to the purposes for which it is herein formed.

ARTICLE XIII

Notwithstanding any other provision of these Articles, this corporation will not carry on any other activities not permitted to be carried on by: (a) a corporation exempt from Federal Income Tax under Sections 501(c)(3) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law; or (b) a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954, or any other corresponding provision of any future United States Internal Revenue Law.


ARTICLE XIV


Said corporation is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 502(c)(3) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law.

IN WITNESS WHEREOF, we, the undersigned organizers and incorporators, have hereunto set our hands and seals this 19th day of August, 1998, for the purpose of forming this non-profit corporation under the laws of the State of Florida, and we hereby make and file in the office of the Secretary of State of Florida this Certificate of Incorporation and certify that the facts herein stated are true.

WITNESSES:


HARVEY V. DELZER


LAURA J. MYERS


MICHAEL J. RYAN


JACQUELINE C. RYAN

STATE OF FLORIDA:
COUNTY OF PASCO :

BEFORE ME, the undersigned authority, personally appeared the above-named MICHAEL J. RYAN and JACQUELINE C. RYAN, who each provided _____ as identification, or who are personally known to me, and who in my presence, and

in the presence of each other, hereunto subscribed their names and signatures to the foregoing Articles of Incorporation for PLANTATION HOMEOWNERS ASSOCIATION, OF PASCO, INC. , (A Corporation Not For Pecuniary Profit), and who did not take an oath.

DATED this 19th day of August, 1998.



Laura J. Myers
MY COMMISSION # CC675723 EXPIRES
December 28, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Laura J. Myers
Notary Public

Typed Name of Notary: LAURA J. MYERS

My Commission Expires: _____

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said registered office.

[Signature]
MICHAEL J. RYAN

FILED
CLERK OF STATE
98 AUG 21 AM 8:09