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FILED  
00 OCT 26 PM 2:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Requester's Name

Address

City/State/Zip

Phone #

APPLE SIGN & AWNING, INC.  
1640 Land O' Lakes Blvd.  
Lutz, FL 33549

Office Use Only

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

800003440038-4  
-10/26/00--01037--025  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

**NEW FILINGS**

- ☐ Profit  
☐ Not for Profit  
☐ Limited Liability  
☐ Domestication  
☐ Other

**OTHER FILINGS**

- ☐ Annual Report  
☐ Fictitious Name

**AMENDMENTS**

- ☐ Amendment  
☐ Resignation of R.A., Officer/Director  
☐ Change of Registered Agent  
☐ Dissolution/Withdrawal  
☐ Merger

**REGISTRATION/QUALIFICATION**

- ☐ Foreign  
☐ Limited Partnership  
☐ Reinstatement  
☐ Trademark  
☐ Other

Examiner's Initials

AB 10-27

**ARTICLES OF INCORPORATION**  
**OF**  
**CARPENTERS COMMONS, INC.**

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The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby presents these Articles of Incorporation for the formation of a Florida not for profit corporation in accordance with the provisions of Chapter 617 of the Florida Statutes.

**ARTICLE ONE - NAME**

The name of this corporation shall be **CARPENTERS COMMONS, INC.**

**ARTICLE TWO - NATURE OF BUSINESS**

This corporation may engage in any activity that a commercial homeowners or property owners association may engage in or be permitted to engage in under the laws of the United States and the State of Florida.

**ARTICLE THREE - DURATION/TERM OF EXISTENCE**

This corporation is to exist perpetually, however, if the association/corporation is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

**ARTICLE FOUR - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the principal place of business of this corporation is:

1640 Land O' Lakes Blvd.  
Lutz, Florida 33549

The name and address of the initial registered agent of this corporation is:

R. MARK WILLETT  
1640 Land O'Lakes Blvd.  
Lutz, Florida 33549

This corporation may from time to time move the principal office to any other address in Florida.

#### **ARTICLE FIVE - DIRECTORS**

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The name and addresses of the initial director of this corporation is:

R. MARK WILLETT  
1640 Land O' Lakes Blvd.  
Lutz, Florida 33549

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

R. MARK WILLETT  
1640 Land O' Lakes Blvd.  
Lutz, Florida 33549

#### **ARTICLE SIX - INDEMNIFICATION**

Every Director and every Officer of the Corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon them in connection with any proceeding or settlement of any proceeding to which he or she may be a Party or in which he or she may become involved by reason of his/her being, or having been, a Director or Officer of the corporation, whether or not he/she is a Director or Officer at which time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the corporation. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

#### **ARTICLE SEVEN - BYLAWS**

The first By-Laws of the Corporation shall be adopted by the Board of Directors and may be altered, amended or rescinded in a manner provided by the By-Laws.

**ARTICLE EIGHT - MEMBERS**

The Corporation shall have Members. Members of the Corporation will be required to meet the following qualifications and persons meeting such qualifications will be listed as members and admitted as such into the corporation by election of the Board, provided, however, that neither the incorporators nor the members of the Corporation shall have any vested right, interest or privilege of, in or to the assets, functions, affairs or franchises of this Corporation, or any right, interest or privilege which may be inheritable or which shall continue after his/her membership ceases in this Corporation. Members shall be all owners of lots in the properties described on Exhibit "A" attached hereto.

**ARTICLE NINE - CORPORATE POWERS**

In addition to all other corporate powers provided by law, and in furtherance of the objectives described above but not limited thereof, the corporation shall have the power to:

(a) Have succession by its corporate name for the period set forth in its Articles of Incorporation;

(b) Sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;

(c) Adopt and use a common corporate seal and alter the same; provided, however, that such seal shall have always contain the words "Corporation Not For Profit";

(d) Elect or appoint such officers and agents as its affairs shall require and allow them reasonable compensation;

(e) Adopt, change, amend and repeal By-Laws not inconsistent with law or its Articles of Incorporation for the administration of the affairs of the corporation and the exercise of its corporate powers;

(f) Make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations and secure any of its obligations by mortgage and pledge of all or any part of its property, franchises or income;

(g) Conduct its affairs, carry on its operations and have offices and exercise the powers granted by Florida Law in any state, territory, district or possession of the United States or any foreign country;

(h) Purchase, take receive, lease, take by gift, devise or bequest or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property or any interest therein wherever situated;

(i) Acquire, enjoy, utilize and dispose of patents, copyrights, and trademarks any any licenses and other rights or interest thereunder or therein;

(j) Sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its proeprty and assets;

(k) Purchase, take, receive, subscribe for or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of and otherwise use and eal in and with shares and other interest in, or obligations of other domestic or foreign corproations, whether for profit or not for profit, associations, partnerships or individuals, or direct or indirect obligations of the United States, or of any other government, state, territory, governmental district, municipality, or of any instrumentality thereof;

(l) Lend money for its corporate purposes, invest and reinvest its funds and take and hold real and personal property as security for the payment of funds so loaned or invested;

(m) Make donations for the public welfare or for religious, charitable, scientific, educational or other similar purposes;

(n) Have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is organized; and


(o) Merge and consolidate with other corporations not for profit, domestic or foreign, provided that the surviving corporation is a not for profit corporation, exempt from Federal Income Tax under the Internal Revenue Code of 1954, as amended.

(p) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other persons, except that 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 above. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

(q) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(r) Assess members and enforce assessments.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal this 19th day of OCTOBER, 2000.

  
R. MARK WILLETT

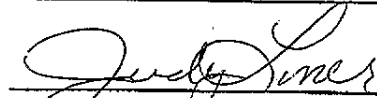
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, a notary public duly authorized to take acknowledgments, personally appeared R. MARK WILLETT, to me known to be the person described as the incorporator in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Tampa, Hillsborough County, Florida, this 19th day of October, 2000.



Judy Liner  
MY COMMISSION # CC714869 EXPIRES  
March 6, 2002  
BONDED THRU TROY FAIR INSURANCE, INC

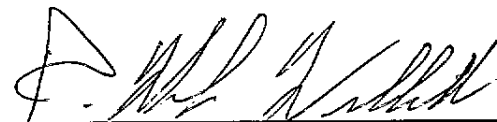
  
Notary Public, State of Florida

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 617.023, Florida Statutes, the following is submitted in compliance with said act:

That **CARPENTERS COMMONS, INC.**, desiring to be organized under the laws of the State of Florida as a corporation with its principal office, as indicated in the Articles of Incorporation, at 1640 Land O'Lakes Blvd, Lutz, Florida 33549, has named R, MARK WILLETT, 1640 Land O'Lakes Blvd., Lutz, Florida 33549 as its agent to accept service of process within this State.

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



R. Mark Willett

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