

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of SUNSHINE RANCHES HOMEOWNERS ASSOCIATION, a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 715664.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eleventh day of December, 2020

Laurel M. Lee

Laurel M. Lee

Secretary of State

ARTICLES OF INCORPORATION

OF

SUNSHINE RANCHES HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)

We, the undersigned, with other persons being desirous of forming a corporation for charitable and philanthropic purposes, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I

The name of this corporation is SUNSHINE RANCHES HOMEOWNERS ASSOCIATION, INC., a corporation not for profit.

ARTICLE II

The general nature of the objects and purposes of this corporation shall be: To encourage the betterment of the community and to promote cooperation and communication among the Association members.

ARTICLE III

The membership of this corporation shall constitute all persons hereinafter named as subscribers and such other persons as, from time to time hereafter, may become members in the manner provided in the by-laws.

ARTICLE IV

The corporation is to exist perpetually.

ARTICLE V

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

ROBERT PETTUS

5601 Holatee Trail
Sunshine Ranches
Fort Lauderdale, Florida 33314

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JAMES WILLIAMS	13490 Stirling Road R. R. 1, Box 652 Fort Lauderdale, Florida 33014 ✓
EDWARD WOLFF	13300 Luray Road R. R. 1 Fort Lauderdale, Florida 33014
LEON GRABOWSKI	3500 Melaleuca Road R. R. 1, Box 653-H Fort Lauderdale, Florida 33014
VINCENT FALLETTA	Luray & Hancock Roads R. R. 1, Box 640 Fort Lauderdale, Florida 33314

ARTICLE VI

Section 1. The officers of the corporation shall be a President, such number of Vice Presidents, a Secretary, a Treasurer, and such other officers as may be provided in the By-Laws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

PRESIDENT	J. B. Wilhelm
VICE PRESIDENT	Arthur Sheaffer
TREASURER	Jim Shay
SECRETARY	Jim Shay

Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the By-Laws.

ARTICLE VII

Section 1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three directors initially. The number of directors may be increased from time to time, by the By-Laws, but shall never be less than three. ✓

Section 2. The Board of Directors shall be members of the corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the By-Laws.

Section 4. The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation, are:

ROBERT PETTUS	5601 Holatee Trail Sunshine Ranches Fort Lauderdale, Florida 33314
EDWARD WOLFF	13300 Luray Road R. R. 1 Fort Lauderdale, Florida 33014
JAMES WILLIAMS	13490 Stirling Road R. R. 1, Box 652 Fort Lauderdale, Florida 33014

ARTICLE VIII

Section 1. The Board of Directors of this corporation may 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 a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE IX

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a two-thirds (2/3) vote of those present, after due notice.

Section 2. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the By-Laws, of intention to submit such amendments.

ARTICLE X

The location of this corporation shall be at 12400 Flamingo Road, in the City of Fort Lauderdale, County of Broward, and State of Florida.

ARTICLE XI

No part of the earnings of the corporation shall inure to the benefit of any individual or member.

ARTICLE XII

The amount of the yearly dues payable by members shall be such amount as may be determined from time to time by the Board of Directors. This amount shall be ratified by a majority of the total membership.

ARTICLE XIII

In order to promote the purposes of this corporation, it may acquire property by grant, gift, purchase, devise or bequest and hold and dispose of such property as the corporation shall require for the benefit of the members and not for pecuniary profit.

ARTICLE XIV

Section 1. The annual meeting for the election of members of the Board of Directors shall be held as may be provided in the By-Laws.

Section 2. The corporation may provide in its By-Laws for the holding of additional regular meetings and any special meetings; and shall provide notice of all such meetings; and shall also provide in the By-Laws the number or percentage of members which shall constitute a quorum for the holding of any meetings.

ARTICLE XV

The assets of the corporation are to be donated to another non-profit organization upon dissolution of the corporation.

IN WITNESS WHEREOF, we, the undersigned subscribers of this corporation, have hereunto set our hands and seals, this 8 day of November, 1968, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

Robert Pettus (SEAL)
ROBERT PETTUS

James Williams (SEAL)
JAMES WILLIAMS

Edward Wolff (SEAL)
EDWARD WOLFF

Leon Grabowski (SEAL)
LEON GRABOWSKI

Vincent Falletta (SEAL)
VINCENT FALLETTA

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, a Notary Public authorized in the State and County named above to take acknowledgments, personally appeared, ROBERT PETTUS, JAMES WILLIAMS, EDWARD WOLFF, LEON GRABOWSKI, and VINCENT FALLETTA, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 8 day of NOV, 1968.

My commission expires:

James P. Kelly
Notary Public, State of Florida at Large
My Commission Expires July 5, 1972
Notary for Broward and Volusia Co.

ARTICLE XV

The assets of the corporation are to be donated to another non-profit organization upon dissolution of the corporation.

IN WITNESS WHEREOF, we, the undersigned subscribers of this corporation, have hereunto set our hands and seals, this 8 day of November, 1968, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

Robert Pettus (SEAL)
ROBERT PETTUS

James Williams (SEAL)
JAMES WILLIAMS

Edward Wolff (SEAL)
EDWARD WOLFF

Leon Grabowski (SEAL)
LEON GRABOWSKI

Vincent Falletta (SEAL)
VINCENT FALLETTA

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me, a Notary Public authorized in the State and County named above to take acknowledgments, personally appeared, ROBERT PETTUS, JAMES WILLIAMS, EDWARD WOLFF, LEON GRABOWSKI, and VINCENT FALLETTA, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 8 day of NOV, 1968.

My commission expires:

James P. Kelly
Notary Public, State of Florida at Large
My Commission Expires July 1, 1971
Bureau of Notaries Pub. & Charities, Inc.

**RESIGNATION OF REGISTERED AGENT
FOR A CORPORATION**

FILED
MAY 23 AM 10:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of sections 607.0502(2), 617.0502(2), 607.1509, or 617.1509,
Florida Statutes, the undersigned, Gary Poliakoff
(Name of Registered Agent)

hereby resigns as Registered Agent for Sunshine Ranches Homeowners Association
(Name of Corporation)

715664

(Document Number, if known)

A copy of this resignation was mailed to the above listed corporation at its last known address.

The agency is terminated and the office discontinued on the 31st day after the date on which
this statement is filed.


(Signature of Resigning Agent)

If signing on behalf of an entity:

Gary Poliakoff

(Typed or Printed Name)

President

(Capacity)

Fee for filing this document:

\$87.50 - Active Corporation

\$35.00 - Administratively dissolved/voluntarily dissolved/
withdrawn corporation

**Make checks payable to Florida Department of State and mail to:
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314**