

State of Florida

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

I certify that the following is a true and correct copy of
the Articles of Incorporation of KOVE ASSOCIATION,
INC. OF VOLUSIA, filed on October 17, 1977.

The Charter Number for this corporation is 549399.

GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
17th day of October, 1977.

Gene A. Smathers
SECRETARY OF STATE



ARTICLES OF INCORPORATION
OF
KOVE ASSOCIATION, INC. OF VOLUSIA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, do hereby make, subscribe, acknowledge and file with the Secretary of State of the State of Florida, this certificate of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of Florida.

ARTICLE 1. NAME

The name of this corporation is KOVE ASSOCIATION, INC. OF VOLUSIA

ARTICLE 2. PURPOSES

The general nature of the business to be transacted by this corporation shall be as follows:

(a) To provide mobile home and camper spaces for housing on a cooperative basis pursuant to Chapter 719 of the Florida Statutes, to members who shall be entitled, solely by reason of their stock membership in the corporation, to occupy for dwelling purposes under proprietary leases, mobile home and camper spaces on real estate to be owned by the corporation.

(b) To construct, operate, maintain and improve, and to buy, own, sell, convey, assign, mortgage, or lease any real and personal property necessary or appropriate for the provision of cooperative housing to members;

(c) To acquire, hold, and dispose of stocks and subscription rights thereto and bonds and other evidences of indebtedness of any corporation; and to acquire, hold, and dispose of bonds, mortgages, and assignments thereof;

(d) To borrow money and issue evidences of indebtedness in furtherance of any or all objects of its activities; and to secure the same by mortgage, deed of trust, pledge, or other lien;

(e) To enter into and perform contracts of any kind necessary or incidental to the accomplishment of any one or more of its purposes; and

(f) To have and exercise all rights and powers that are now or may hereafter be granted to corporations for profit by law.

The objects, purposes, and powers specified in each of the clauses or paragraphs of the Articles of Incorporation shall be treated as independent objects, purposes, and powers. Except as otherwise specifically provided, they shall be in no way limited or restricted by reference to or inference from the terms of any other clause or paragraph hereof.

The corporation may in its By-Laws confer powers, not inconsistent with law, on its Board of Administration, in addition to the foregoing and in addition to the powers and authority expressly conferred on them by statute.

ARTICLE 3. STOCK

The total number of shares of the authorized capital stock of the corporation is 278 shares with par values of \$2.00 per share.

All such capital stock shall non-assessable, issued at and for such consideration, whether the same be cash, services rendered or otherwise, and upon such terms and conditions as may be fixed by the Board of Administration of this corporation.

The Board of Administration of the corporation in its discretion, may declare and pay dividends to the holders of the capital stock out of the earnings of the corporation, after making such provision, if any, as the Board of Administration of the corporation may deem necessary for working capital and for additional improvements to its property, and for general expansion of the business. Said dividends shall be in such amounts, and declared and paid at such times; as shall be fixed by the Board of Administration in its discretion.

Holders of the capital stock shall be deemed to be members of the corporation.

Members shall be entitled to occupy, under a proprietary lease, executed by the corporation as lessor, a mobile home or camper space on real estate owned by the corporation, and the members may only transfer their stock membership in connection with the assignment of all of the member's interest under such proprietary lease. In connection with

such transfers, the By-Laws may set forth such reasonable restrictions, including without limitation a power of approval, or a right of first refusal in the Board of Administration, as the Board or the members see fit.

Each member shall have one vote in the corporation. Each member will be liable for a fixed amount of rent, as well as for his or her proportionate share of the common expenses of the corporation not covered by rent, as determined by the Board of Administration. Voting and other rights of members, and members' duties, shall be set forth in the By-Laws.

Each member shall be issued a membership stock certificate which will contain a general description of the mobile home or camper space and a brief description of the rights of members.

ARTICLE 4. CAPITAL

The amount of capital with which this corporation shall begin business shall not be less than Five Hundred Dollars (\$500).

ARTICLE 5. TERM

The corporation shall have perpetual existence, unless earlier terminated by due and proper legal procedure.

ARTICLE 6.

The address of the initial registered office of the corporation shall be:

Kove Estates, State Road 415
Osteen, Florida 32764

and its initial registered agent at such address shall be:

Anthony M. Bechtold

ARTICLE 7. SUBSCRIBERS

The names and street addresses of the subscribers are:

Anthony M. Bechtold	Kove Estates, State Road 415 Osteen, Florida 32764
Mary Helen Bechtold	Kove Estates, State Road 415 Osteen, Florida 32764
Robert K. Gregory, Jr.	1800 Sanford Avenue Sanford, Florida 32771

ARTICLE 8. OFFICERS

The affairs of the corporation are to be managed by a President, Vice President, Secretary, Assistant Secretary, and Treasurer who will be accountable to the Board of Administration. Officers will be appointed annually in the manner set forth in the By-Laws.

The names of the officers who are to serve until the first appointment of officers are as follows:

Anthony M. Bechtold	President and Treasurer
Mary Helen Bechtold	Secretary

ARTICLE 9. BOARD OF ADMINISTRATION

The affairs of the corporation shall be conducted by a Board of Administration of not less than three nor more than five persons, as may be determined from time to time by the members holding stock memberships of the corporation. The names and street addresses of the members of the Board of Administration who are to serve until the first annual meeting of the members or until their successors are elected and qualify are:

Name	Address
Anthony M. Bechtold	Kove Estates, State Road 415 Osteen, Florida 32764
Mary Helen Bechtold	Kove Estates, State Road 415 Osteen, Florida 32764
Robert K. Gregory, Jr.	1800 Sanford Avenue Sanford, Florida 32771

ARTICLE 10. BY-LAWS

By-Laws regulating operation of the corporation shall be adopted by the first Board of Administration. The By-Laws may be amended by the first Board of Administration until the first annual meeting of members. Thereafter, the By-Laws shall be amended by the members in the manner set forth in The By-Laws.

ARTICLE 11. AMENDMENTS TO ARTICLES

Amendments to these Article of Incorporation may be proposed by at least one-third of the members of the Board of Administration, or by

members entitled to exercise at least one-quarter of the then authorized membership votes. Amendments may be adopted by vote of members entitled to exercise at least three-quarters of the then authorized membership votes. Additional requirements concerning proposal and adoption of amendments to the Articles shall be set forth in the By-Laws.

ARTICLE 12. INDEMNIFICATION

The corporation shall indemnify every person who is serving or has served as an officer, member of the Board of Administration, employee or agent of the corporation, in the manner and to the full extent permitted by the Florida Statutes, subject to the limitations on and conditions of such indemnification set forth therein, which indemnification shall not affect any rights to which such person may be entitled.

ARTICLE 13. INTEREST IN TRANSACTIONS

No Contract or other transaction between the corporation and any other corporation shall be affected or invalidated by the fact that any one or more of the members of the Board of Administration of this corporation is or are interested in, or is or are a director or directors or officer or officers of such other corporation, and no contract or other transaction between the corporation and any other person or firm shall be affected or invalidated by the fact that any one or more members of the Board of Administration of this corporation is a party to, or parties to, or interested in such contract or transactions; provided in each such case the nature and extent of the interest of such member or members of the Board in such contract or other transaction or the fact that such member or members of the Board is or are a director or directors or officer or officers of such other corporation is disclosed at the meeting of the Board of Administration at which such contract or transaction is authorized.

ARTICLE 14. OTHER PROVISIONS

As shall be provided in the standard form of proprietary lease to be adopted by the Board, any material change in such standard form subsequent to the leasing of any one or more mobile home or camper spaces

thereunder shall require the affirmative vote of members entitled to exercise at least three-quarters of the then authorized membership votes in the corporation. Any material modification in such form with respect to any one or more existing leases of mobile home or camper spaces shall require the vote of members entitled to exercise at least two-thirds of the then authorized votes.

As shall be provided in the standard form of proprietary lease to be adopted by the Board, if the Board of Administration determines that (1) a building or other improvement owned by the corporation has been totally destroyed by fire or other cause; (2) such building or other improvement has been so damaged that it will not be possible to repair it within a reasonable time after the loss has been adjusted with the insurance carriers; or (3) the destruction or damage was not insured; the Board shall submit to the members the question whether the building or other improvement shall be repaired and restored or whether some other disposition shall be made of the property. In such event any determination not to proceed with repair and restoration shall require the affirmative vote of members entitled to exercise at least two-thirds of the then authorized membership votes in the corporation.

As shall be provided in the standard form of proprietary lease to be adopted by the Board, the termination of all proprietary leases shall require the affirmative vote of at least two-thirds of the then Board of Administration, and of members entitled to exercise at least three-quarters of the then authorized membership votes.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names at Tampa, Florida, this 30th day of August, 1977.

SIGNED BY:

Anthony M. Bechtold

Mary Helen Bechtold

Robert K. Gregory, Jr.

EDITOR'S NOTE: This document is NOT an official Kove Association document. This document was copied, as closely as possible, from the original document and includes all errors, omissions and inconsistencies that appeared in the original document.

This document was created as a PDF for ease of searching and sharing.

Matt Coale
August 2022

STATE OF FLORIDA
COUNTY OF VOLUSIA

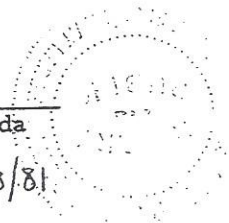
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OCT 17 4 51 PM 1977
STATE OF FLORIDA

I, the undersigned authority, a Notary Public, in and for the State of Florida at Large, do hereby certify that on this 30th day of August, 1977, before me personally appeared ANTHONY M. BECHTOLD and MARY HELEN BECHTOLD, to me well known and known to be the same persons whose names are subscribed to and who executed the foregoing Articles of Incorporation of KOVE ASSOCIATION, OF VOLUSIA INC./ and they acknowledged to me that they did freely and voluntarily execute the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last above mentioned, at Sanford, Florida.

Janice P. Gregory
NOTARY PUBLIC, State of Florida

My Commission Expires: 7/23/81



STATE OF FLORIDA
COUNTY OF VOLUSIA

I, the undersigned authority, a Notary Public, in and for the State of Florida at Large, do hereby certify that on this 30th day of August, 1977, before me personally appeared ROBERT K. GREGORY, JR., to me well known and known to be the same person whose name is subscribed to and who executed the foregoing Articles of Incorporation of KOVE ASSOCIATION, OF VOLUSIA INC./ and he acknowledged to me that he did freely and voluntarily execute the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last above mentioned, at Sanford, Florida.

Janice P. Gregory
NOTARY PUBLIC, State of Florida

My Commission Expires: 7/23/81

