

279

# State of Florida



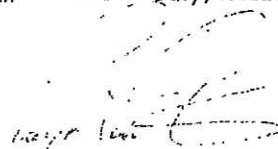
Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LAKE HARNEY ESTATES ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on July 7, 1982, as shown by the records of this office.

The charter number for this corporation is 764050.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
9th day of July, 1982.



  
George Firestone  
Secretary of State

FILED  
JUL 7 12 46 PM '82  
CLERK OF DISTRICT COURT  
SEMINOLE COUNTY, FLA.

ARTICLES OF INCORPORATION  
OF  
LAKE HARNEY ESTATES ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, all being natural persons of the age of eighteen (18) years or more, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation, which is hereinafter called the corporation, shall be Lake Harney Estates Association, Inc..

ARTICLE II

The period of the corporation's duration shall be perpetual.

ARTICLE III

The purpose for which the corporation is organized is to maintain and administer the community properties and facilities contained in Lake Harney Estates, located in Seminole County, Florida, along with additional properties thereto, which may be entered at a future date; to administer and enforce the covenants and restrictions related to said Lake Harney Estates located in Seminole County, Florida, as well as properties that may be hereinafter added thereto; and to collect and disburse the assessments and charges as same become due and payable under the restrictions now and hereafter applying to the hereinbefore cited Lake Harney Estates located in Seminole County, Florida together with properties that may hereinafter be added thereto.

Without limiting the generality of the foregoing, the corporation shall have power to take and hold any property, to establish thereon and to administer and enforce covenants, conditions, restrictions, reservations, servitudes, profits, licenses, easements, liens or charges for the

*LaSalle, Somersland  
P.O. Box 727  
Harney 32732*

RECORDED & VERIFIED  
CLERK OF DISTRICT COURT  
SEMINOLE COUNTY, FLA.  
DEC 6 10 11 AM '82

164022

support and benefit of the corporation and the welfare or betterment of the hereinbefore cited subdivisions or the residents thereof; to conduct, install, extend, operate, maintain, repair and replace systems, services or other facilities on such property for the welfare or betterment of the hereinbefore cited subdivisions or the residents thereof; to maintain, regulate and control the common use and enjoyment of such property, services or facilities for the welfare or betterment of said subdivisions or said residents; and to sell, convey, dispose of, or release any such property; and purchase, own, lease or operate for the benefit and use of the residents of the hereinbefore cited subdivision recreational facilities and to apply for and to hold, sell, lease or convey franchises or apply for the transfer of licenses issued by the government agencies pertaining to such recreational facilities. The corporation shall have all powers conferred upon it by law unless inconsistent with the provisions of this Article. The corporation 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 political office.

ARTICLE IV

SECTION 1. MEMBERSHIP. Every record owner, whether one or more persons or entities, who is the owner of a fee or of the equitable title in a lot or living unit when purchasing under a contract and who is subject to assessment, either present or future, by the corporation pursuant to the provisions of any recorded instrument relating to such assessment, shall constitute a member of the corporation. For the purposes of determining membership, such ownership shall be deemed to have vested upon delivery of a duly executed deed or contract to the Grantee or Vendee. The legal title retained by a Vendor selling under a contract shall not qualify such Vendor for membership. Foreclosure of a contract or repossession for any reason of a lot or unit sold under contract shall terminate the Vendee's membership, whereupon all rights to such membership shall revert in the Vendor.

SECTION 2. VOTING RIGHTS. The Association shall have two classes of voting membership:

CLASS A: Class A members shall be every person or entity who is a record owner of a fee simple or undivided fee simple in any lot and/or living unit with the exception of the Developer; Class A members shall be entitled to one vote for each lot and/or living unit; but in no event shall more than one vote be cast with respect to any such lot and/or living unit.

CLASS B. Class B members shall be the Developer and the Class B member shall have five (5) votes for each lot and living unit owned by said member.

SECTION 3. SUSPENSION OF MEMBERSHIP RIGHTS. Membership Rights (including voting rights) of any member may be suspended by action of the Board of Directors if such member shall have failed to pay when due any assessment or charge lawfully imposed upon him or any property owned by him or if the member, his family, his tenants or guests of any thereof shall have violated any rule or regulation of the Board regarding the use of any property or conduct with the respect therefo.

ARTICLE V

The street address of the initial registered office of the corporation shall be 303 East Par Street, Orlando, Florida 32804.

The name of the initial registered agent of the corporation in this state shall be Grace C. Lindblom, 303 East Par Street, Orlando, Florida 32804.

ARTICLE VI

The name and address of the incorporators are as follows:

Grace C. Lindblom	303 East Par Street Orlando, Florida 32804
Sam C. Meiner	26 Wall Street Orlando, Florida 32801
Irvin J. McSwain	1216 E. Colonial Drive, Ste. 11 Orlando, Florida. 32803
R. Kent Moeller	303 East Par Street Orlando, Florida 32804

O.R. 1598 PG 1116

ARTICLE VII

The affairs of the corporation shall be managed by a President, Vice President, Secretary and Treasurer, to be elected at the corporation's annual meeting. The initial officers who are to serve until the first election or appointment under these Articles of Incorporation shall be:

Grace C. Lindblom	President
R. Kent Moeller	Vice President
Sam C. Meiner	Secretary/Treasurer

ARTICLE VIII

The affairs of the corporation shall be directed by a Board of Directors which shall have no less than three (3) nor more than seven (7) members. Said members shall be elected annually during the month of July, the first such election to be in the first July following the filing and acceptance of these Articles of Incorporation with the Secretary of State for the State of Florida.

The persons constituting the first Board of Directors of the corporation and their names and addresses are as follows:

Grace C. Lindblom	303 East Par Street Orlando, Florida
R. Kent Moeller	303 East Par Street Orlando, Florida 32801
Sam C. Meiner	26 Wall Street Orlando, Florida 32801

ARTICLE IX

The By-Laws of the corporation are to be made, altered or rescinded by the Board of Directors.

ARTICLE X

Amendments to the Articles of Incorporation or to the By-Laws of the corporation may be proposed and adopted as follows:

(a) The Board of Directors can, by majority vote, propose an amendment or change to the existing by-laws or Articles of Incorporation of the corporation, said amendment or change to become effective upon approval by two-thirds vote of the members of the corporation present at a meeting provided that notice of said meeting and the purpose therefor shall

have been given to the membership in its entirety at least ten (10) days prior to the meeting at which the amendment or change is to be considered.

(b) A member or members can propose a change by obtaining a petition favoring said amendment or change to be signed by twenty-five percent of the membership of the corporation at the date of said proposal, with said amendment or change to become effective upon approval of two-thirds vote of the members of the corporation present at a regular or general meeting provided that notice of said meeting and the purpose therefor shall have been given to the membership in its entirety at least ten (10) days prior to the meeting at which the change or amendment is to be considered and voted on.

ARTICLE XI

The corporation shall neither have nor issue shares of stock nor shall any dividend be paid by the corporation nor shall any part of the income of the corporation be distributed to its members, directors or officers.

The corporation may pay compensation of a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes and upon dissolution or final liquidation may make distribution to its members as permitted by the court having jurisdiction thereof.

Dated this 21<sup>st</sup> day of June, 1982.

Signed, sealed and delivered in the presence of:

*[Faint handwritten signatures]*  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten signature]*  
\_\_\_\_\_  
GRACE C. LINDBLOM

*[Handwritten signature]*  
\_\_\_\_\_  
R. KENT MOELLER

*[Handwritten signature]*  
\_\_\_\_\_  
SAM O. MEINER

*[Handwritten signature]*  
\_\_\_\_\_  
IRVIN J. MCSWAIN

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized to take acknowledgments, personally appeared GRACE C. LINDBLOM, R. KENT MOELLER, SAM C. MEINER and IRVIN J. MCSWAIN, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed and subscribed to the same.

WITNESS my hand and seal this 28<sup>th</sup> day of June, 1982.

Christine M. Curtis  
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Aug. 8, 1982  
Bonded by American Fire & Casualty Company

# State of Florida



## Department of State

I certify from the records of this office that LAKE HARNEY ESTATES ASSOCIATION, INC.

is a corporation organized under the laws of the State of Florida,

filed on July 7, 1982.

The document number for this corporation is 764050.

I further certify that said corporation has paid all fees due this office through December 31, 1984, and its status is active.

1 6 4 0 2 3

RECORDED & VERIFIED

CLERK CIRCUIT COURT  
SEMINOLE COUNTY FL.

DEC 6 11 11 AM '84

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
8th day of October, 1984



CER-101

George Firestone  
Secretary of State

*Charles Barchard*