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Requester's Name

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

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NEW FILINGS

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

AMENDMENTS

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

OTHER FILINGS

- Annual Report
- Fictitious Name

REGISTRATION/QUALIFICATION

- Foreign
- Limited Partnership
- Reinstatement
- Trademark
- Other

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 00 JAN 14 AM 10:13
 SECRETARY OF STATE
 TALAHASSEE, FLORIDA

T BROWN
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 Examiner's Initials

ARTICLES OF INCORPORATION
OF
ISLAND CLUB WEST HOMEOWNER'S ASSOCIATION, INC.

A Florida corporation not for profit

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes (1990), the undersigned, being a resident of the State of Florida and being of full age, has this day voluntarily formed a corporation not for profit and does hereby certify:

ARTICLE I

NAME

The name of the corporation is ISLAND CLUB WEST HOMEOWNER'S ASSOCIATION, INC., a corporation not for profit, and is hereinafter called the "ASSOCIATION."
The principal address is: 3175 Lindfields Blvd., Kissimmee, Florida 34747

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

A. The Association is organized as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and is a Homeowner's Association, as referred to and authorized by Section 617.302, Florida Statutes. The purpose for which the Association is organized is to provide an entity responsible for the operation of a community in Polk County, Florida, hereinafter called "the Community", known as Island Club West, and to transact any or all lawful business. This Association may also operate other communities, contiguous to Island Club West and, if so, "community" as used herein, shall mean all such communities so governed by this Association.

B. The Association shall have all of the following powers:

1. All the powers set forth and described in Chapter 617, Florida Statutes, as amended.
2. Make and collect assessment against members as unit owners to defray the costs, expenses and losses of the Community and other matters declared as common expenses by the Deed Restrictions and Covenants to be common expenses of the Community.
3. Use the proceeds of assessments in the exercise of its powers and duties.
4. Maintain, repair, replace and operate the Community Property.
5. Purchase insurance upon the Community Property and insurance for the protection of the Association, as well as liability insurance for the protection of Officers and Directors of the

Association.

6. Reconstruct improvements after casualty and/or further improve the Community Property.

7. Make, modify, amend and rescind reasonable rules and regulations respecting the use of the Community Property, herein called the "Rules and Regulations".

8. Enforce by legal, equitable and administrative means the provisions of the Deed Restrictions and Covenants, these Articles, the By-Laws and the Rules and Regulations.

9. Contract for the management and maintenance of the Community Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of Rules and Regulations and the maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association, its Directors and its officers shall, however, retain at all times the powers and duties, including, but not limited to, the making of assessments, promulgation of Rules and Regulations and the execution of contracts on behalf of the Association.

10. Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

11. Pay taxes and assessments which are liens against any part of the common areas of the Community and the appurtenances thereto, and to assess the same against the homes and the appurtenances thereto, as common expenses.

12. Pay the cost of all utility services rendered to the Community and not billed individually to Owners of individual homes.

13. Purchase one (1) or more homes in the Community and to hold, lease, mortgage and convey such homes.

14. All Powers necessary for the purpose for which the Association is organized.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

The general members of the Association, shall constitute all the record Owners of the homes of the Community. Island Club West Development, Inc. (Developer) shall be considered owner of all those homes which are proposed, under construction, or constructed and unsold. The voting members of the Association shall consist of: One (1) Owner of each home or lot, who shall be designated as provided in the By-Laws of the Association. After receiving the approval of the Corporation, as required under the Declaration, change of membership in this Association shall be established by recording in the public records of Polk County, Florida, a deed or other instrument

establishing record title to a home by delivering to the Association a certified copy of such instrument. Immediately upon such recordation and delivery, the Owner designated by such Association and all membership of the prior Owner of such home shall be thereby terminated.

ARTICLE IV

DURATION

The existence of the Association shall be perpetual unless terminated by act of law and, in the event of such termination, the Association shall be dissolved in accordance with law.

ARTICLE V

SUBSCRIBER

The name and residence of the subscriber of these Articles of Incorporation is:

Deanna Meixner
3175 Lindfields Blvd.
Kissimmee, FL 34747

ARTICLE VI

OFFICERS

The affairs of the Association are to be administered under the direction of the Board of Directors by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Association as provided in the By-laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of members are as follows:

President:	Deanna Meixner
Vice President:	
Secretary:	Linda Clark
Treasurer:	Linda Clark

ARTICLE VIII

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, the members of which must be members of the Association, except as appointed by the Developer pursuant to the By-Laws. The initial Board of Directors of the Association shall consist of three (3) members. The

names and addresses of the persons who are to serve as the initial Directors of the Association until the first election of their successors as provided for in the By-Laws are as follows:

Deanna Meixner
3175 Lindfields Blvd.
Kissimmee, FL 34747

David Meadows
3175 Lindfields Blvd.
Kissimmee, FL 34747

Linda Clark
3175 Lindfields Blvd.
Kissimmee, FL 34747

ARTICLE X

ACTION WITHOUT A MEETING

Any action which may be taken at a meeting of the members of the Association may be taken without a meeting if a consent in writing is signed by the members that would be required to vote at a meeting to adopt such action and is filed in the minutes of the Association. Notice requirements applicable to meetings shall not apply to action taken without a meeting.

ARTICLES XI

AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended, from time to time, as follows:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than one-third (1/3) of the voting members of the Association.

3. Except as elsewhere provided, an amendment shall be adopted if approved by either:

(a) by not less than two-thirds (2/3) of the entire membership of the Board of Directors and also by not less than fifty-one percent (51%) of the votes of the voting members duly qualified to vote; or

(b) by not less than seventy-five percent (75%) of the vote of the voting members duly qualified to vote, regardless of approval of the Board of Directors.

B. No amendment shall make any changes in the qualifications for membership nor the voting rights or property rights of members, without approval in writing by all members and the joinder of all records Owners of mortgages upon Units.

C. No amendment shall make any change in the rights of the Developer without the written approval of the Developer. No amendment shall be made that is in conflict with Florida Statutes or the Declaration.

ARTICLES XII

REGISTERED AGENT

The street address, mailing address, registered office and principal office of this corporation is 3175 Lindfields Blvd., Kissimmee, Fl and the name of the registered agent/incorporator at that address is Deanna Meixner.

IN WITNESS WHEREOF, I, the undersigned, being the subscriber and registered agent as herein set forth, am familiar with and accept the duties and responsibilities as registered agent for said corporation and do hereby make and file this Certificate, hereby declaring that the facts herein stated are true and accordingly have hereunto set hand and seal this 10th day of January, 2000, in the County of Orange, and the State of Florida.

Deanna Meixner
DEANNA MEIXNER, registered agent

Deanna Meixner
DEANNA MEIXNER, subscriber

STATE OF FLORIDA
COUNTY OF ORANGE

Before me personally appeared DEANNA MEIXNER, to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 10th day of January, 2000.

Howard A. Spiegel
Notary Public
My Commission Expires:

Howard A. Spiegel
My Commission CC832295
Expires May 3, 2003