

# N00000001290



ACCOUNT NO. : 072100000032

REFERENCE : 603740 7145323

AUTHORIZATION : *Patricia Pijet*

COST LIMIT : \$ 70.00

ORDER DATE : February 28, 2000

ORDER TIME : 2:03 PM

ORDER NO. : 603740-010

CUSTOMER NO: 7145323

CUSTOMER: Mr. Jimmy Crawford  
HOVIS & BOYETTE, P.A.  
HOVIS & BOYETTE, P.A.  
Bankfirst Building, 2nd Floor  
1380 Grand Highway  
Clermont, FL 34711

700003150097-1

DOMESTIC FILING

NAME: PARADISE COVE HOMEOWNER'S ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Erika Carlson

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 FEB 28 PM 4: 52

RECEIVED  
00 FEB 28 PM 2: 23  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**PREPARED BY/RETURN TO:**  
**Wade Boyette, Esquire**  
**P.O. Drawer 120848**  
**Clermont, FL 34712-0848**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 FEB 28 PM 4: 52

**ARTICLES OF INCORPORATION  
OF  
PARADISE COVE HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I  
NAME AND ADDRESS**

The name and address of the Corporation is PARADISE COVE HOMEOWNER'S ASSOCIATION, INC., 12800 Valley Ridge Road, Clermont, FL 34711.

**Article II  
NOT FOR PROFIT**

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors, or Officers, except to the extent permissible under law.

**Article III  
COMMENCEMENT OF CORPORATE EXISTENCE  
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Corporation is perpetual.

**Article IV  
PURPOSES**

The Corporation is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Easements, Covenants, Conditions and Restrictions of Paradise Cove ( the "Declaration"), consisting of homesites in Lake County, Florida, to be the Association referred to in said Declaration, and to assess Owners in accordance with said Declaration, and levy and collect adequate assessments against its management system as well as any other costs provided for in the Declaration.

2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit No. 42-069-1363N-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

3. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or for any of the purposes set forth herein.

4. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

#### **Article V LIMITATION**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but 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 in Article 4 (Purposes) hereof.

#### **Article VI DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### **Article VII MEMBERS**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to covenants of record to assessments by the Association, including

contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and my not be separated from ownership of a lot which is subject to assessment by the Association.

### **Article VIII INITIAL REGISTERED OFFICE AND AGENT**

The Street address of the initial Registered Office of the Corporation is 12800 Valley Ridge Road, Clermont, FL 34711, and the name of its initial Registered Agent at that address is David W. Wallace.

### **Article IX INITIAL BOARD OF DIRECTORS**

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Members shall elect the Directors at the annual meeting of Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

<b>Name</b>	<b>Address</b>
David W. Wallace	12800 Valley Ridge Road Clermont, FL 34711
Denise Wallace	12800 Valley Ridge Road Clermont, FL 34711
Keith Lozott	12800 Valley Ridge Road Clermont, FL 34711

### **Article X OFFICERS**

The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

<b>Title</b>	<b>Name</b>	<b>Address</b>
President:	David W. Wallace	12800 Valley Ridge Road Clermont, FL 34711
Vice President:	David W. Wallace	12800 Valley Ridge Road Clermont, FL 34711
Secretary/Treasurer	David W. Wallace	12800 Valley Ridge Road Clermont, FL 34711

### **Article XI INCORPORATORS**

The name and address of each Incorporator is as follows:

<b>Name</b>	<b>Address</b>
David W. Wallace	12800 Valley Ridge Road Clermont, FL 34711

### **Article XII BYLAWS**

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

### **Article XIII AMENDMENT**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

### **Article XIV INDEMNIFICATION**

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not For Profit Corporation Act.

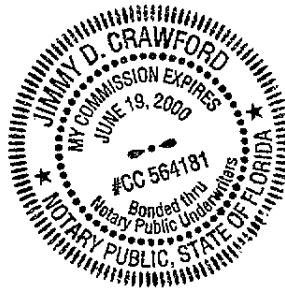
In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 1st day of February, 2000.

David W. Wallace  
DAVID W. WALLACE

STATE OF FLORIDA  
COUNTY OF LAKE

Before me personally appeared DAVID W. WALLACE, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 1st day of February, 2000



Jimmy D. Crawford  
Notary Public  
Printed Name Jimmy D. Crawford  
My Commission Expires:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 FEB 28 PM 4:52

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned hereby accepts the appointment as Registered Agent of PARADISE COVE HOMEOWNER'S ASSOCIATION, INC., which is contained in the foregoing Articles of Incorporation.

David W. Wallace  
DAVID W. WALLACE