

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
 (850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

N00000062455

Lot Owners Association
 of Boscher's
 Subdivision, Inc.

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 -04/12/00--01022--021
 *****78.75 *****78.75

- Art of Inc. File _____
- LTD Partnership File _____
- Foreign Corp. File _____
- L.C. File _____
- Fictitious Name File _____
- Trade/Service Mark _____
- Merger File _____
- Art. of Amend. File _____
- RA Resignation _____
- Dissolution / Withdrawal _____
- Annual Report / Reinstatement _____
- Cert. Copy _____
- Photo Copy _____
- Certificate of Good Standing _____
- Certificate of Status _____
- Certificate of Fictitious Name _____
- Corp Record Search _____
- Officer Search _____
- Fictitious Search _____
- Fictitious Owner Search _____
- Vehicle Search _____
- Driving Record _____
- UCC 1 or 3 File _____
- UCC 11 Search _____
- UCC 11 Retrieval _____

FILED
 APR 13 PM 12:32
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

RECEIVED
 APR 12 AM 9:54
 DEPARTMENT OF STATE
 DIVISION OF CORPORATIONS
 TALLAHASSEE, FLORIDA

Signature _____

Requested by: LS 4/11/00 4:30
 Name Date Time

Walk-In _____ Will Pick Up _____

T. SMITH AM
 Courier

3696
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 12, 2000

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST., STE. 1
TALLAHASSEE, FL 32302

SUBJECT: LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION,
INC.
Ref. Number: W00000009664

We have received your document for LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6927.

Tracy Smith
Document Specialist

Letter Number: 700A00020037

Corrected

RECEIVED
00 APR 13 AM 11:26
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

**LOT OWNERS ASSOCIATION OF
BOSCHERT'S SUBDIVISION, INC.**

(A corporation not for profit)

FILED
00 APR 13 PM 12:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the owners of lots and/or buildings in **BOSCHERT'S SUBDIVISION** associate ourselves together for the purpose of forming and creating a corporation not for profit under and by virtue of the laws of the State of Florida, and by and under the provisions of the statutes of the State of Florida which provides for the formation, rights, privileges, liabilities and immunities of a corporation not for profit. To that end, we agree and subscribe to the following Articles of Incorporation.

ARTICLE I

NAME

The name of this corporation shall be the "**LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION, INC.**", hereinafter referred to as the Association.

ARTICLE II

OBJECTIVES, PURPOSES

The general nature of the objectives and purposes of this Association shall be:

Section 1: To unify the owners of lots and/or buildings for the purpose of representing a common interest in matters of policy affecting the members, matters of private policy, public, or otherwise, affecting the individuals or the community as a whole, and to represent the owners of lots and/or buildings in contractual relationships between them and other parties; further, to allow the

Board of Directors to speak authoritatively for the membership of this Association.

Section 2: To form an owners' association as provided in the Restrictive Covenants for **LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION, INC.**, as recorded on the Public Records of Manatee County, Florida, and to provide the services and perform the functions for said Association as provided in and contemplated by said Restrictive Covenants, including but not limited to the power and authority to enforce the provisions of said Restrictive Covenants.

ARTICLE III

POWERS

The Association shall have all the common law and statutory powers of a corporation not for profit, including the power to own and convey property; to operate and maintain common property, specifically the surface water management system including any mitigation areas as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, culverts and related appurtenances, and to contract for services to provide for such operation and maintenance; to sue and be sued; to establish rules and regulations for the operation and maintenance of the common property; to assess the members of the Association such sums as may be deemed necessary and appropriate by the Board of Directors and Members of the Association to provide for the operation and maintenance of the common property hereinabove described, and to enforce such assessments by the imposition of liens on the property of the members within the subdivision; and to take any other action necessary for the purposes for which the Association is organized. The foregoing statement shall be understood as indicating the powers of this corporation, and no recitation, expression or declaration of specific powers or purposes herein enumerated shall be deemed to be exclusive, but it is hereby expressly declared that all other lawful powers not inconsistent herewith are hereby included by reference.

ARTICLE IV

TERMS OF EXISTENCE

This corporation is to exist perpetually unless sooner dissolved by law. In the event the Corporation is dissolved, the surface water management system shall be conveyed to an appropriate agency of local government, and if no such local governmental agency will accept the surface water management system, same shall be dedicated to a non-profit corporation similar to this corporation, together with the power to assess lots in **BOSCHERT'S SUBDIVISION** for the cost of operating and maintaining such system, and to enforce such assessment by the imposition of liens thereon.

ARTICLE V

MEMBERSHIP QUALIFICATIONS

Membership in the Association shall consist of all owners of lots in **BOSCHERT'S SUBDIVISION**, Manatee County, Florida. The owners of each lot be entitled to one vote with regard to the business of the Association and the one vote may be exercised by the owner or owners of said subdivision lot. There shall be only one class of members.

ARTICLE VI

OFFICERS AND BOARD OF DIRECTORS

Section 1: The affairs of the corporation shall be managed by a President, Secretary and Treasurer, all of whom shall be Directors, and a Board of Directors of one to three members. All officers and directors must be lot owners in the subdivision.

Section 2: The Directors shall be elected each year according to the procedure prescribed in the By-Laws. The annual meeting and election shall be held by the association members on the third Thursday of January of each year, beginning in 2001. Immediately after the election of the Directors,

they shall meet, organize and elect from that body the officers for said year.

The Directors shall have authority to fill vacancies on the Board to maintain the required number of Directors. Terms of members of the Board shall be for one year.

A majority of the Board shall constitute a quorum and a majority vote of those present at any regular or special meeting shall be sufficient to authorize any action deemed necessary.

ARTICLE VII

BY-LAWS

Section 1: The Board of Directors of this corporation shall 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 the Board of Directors and the membership as spelled out in the By-Laws.

ARTICLE VIII

AMENDMENTS

These Articles of Incorporation may be amended by the act of the members of the corporation.

Such amendments may be proposed and adopted in the manner provided for in the By-Laws of the corporation.

ARTICLE IX

SUBSCRIBERS

The name and address of the subscriber of these Articles of Incorporation is as follows:

NAME	ADDRESS
Judith J. Ostendorf	No. 1 Huntington Forest St. Charles, MO 63301

ARTICLE X

LOCATION

The office location of this Association shall be: 604 Crestwood Road, Holmes Beach, Florida 34217.

ARTICLE XI

DISSOLUTION

If the corporation is dissolved, the assets of the Corporation shall be irrevocably dedicated to Manatee County, OR, to such other public body as may be determined by the County Commissioners of Manatee County, OR, conveyed to a non-profit organization with purposes similar to the stated purposes of this corporation.

IN WITNESS WHEREOF, we the undersigned, being all of the subscribers named below do hereby further certify that the facts stated above are truly set forth and accordingly have set our respective hands and seals.

Signed, Sealed and Delivered
In the Presence Of:

**LOT OWNERS ASSOCIATION OF
BOSCHERT'S SUBDIVISION, INC.**

Rebecca A. McDevay
Lorraine Lieberg

By: Judith J. Ostendorf
Judith J. Ostendorf, '.

STATE OF MISSOURI

COUNTY OF ST. Charles

BEFORE ME, the undersigned authority, personally appeared Judith J. Ostendorf, of LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION, INC. a Florida corporation, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and who is personally known to me or produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal at said County and State this 27th day of March, 2000.

Wanda Lou Sharpmack
Notary Public

My Commission Expires:

WANDA LOU SHARPMACK
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. AUG. 26, 2001

**CERTIFICATE OF REGISTERED OFFICE
AND DESIGNATION OF REGISTERED AGENT**

In pursuance of Chapter 607.034, Florida Statutes, the following is submitted, in compliance with said Act:

1. The Principal Office of LOT OWNERS ASSOCIATION OF BOSCHERT'S SUBDIVISION, INC. a corporation not for profit, duly organized and existing under the laws of the State of Florida is: 604 Crestwood Road, Holmes Beach, Florida 34217.

2. The Registered Office of this corporation is: 604 Crestwood Road, Holmes Beach, Florida, 34217.

3. The Registered Agent of this corporation is:

NAME	ADDRESS
Michael W. Ross	604 Crestwood Road Holmes Beach, Florida 34217


**LOT OWNERS ASSOCIATION OF
BOSCHERT'S SUBDIVISION, INC.**

By: 
Judith Ostendorf
Incorporator

FILED
00 APR 13 PM 12: 32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACKNOWLEDGEMENT AND ACCEPTANCE

Having been named to accept service of process for the above named corporation, at the place designated in this Certificate, I hereby accept such designation to act in this capacity, and agree to comply with the provisions of said Act relative to keeping said office open.



MICHAEL W. ROSS