

**N 000000 03342**  
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E. BLAKE PAUL  
ROBERT E. PUTERBAUGH  
THOMAS B. PUTNAM, JR.  
DEBORAH A. RUSTER  
STEPHEN R. SENN  
ANDREA TEVES SMITH  
KEITH H. WADSWORTH  
KERRY M. WILSON

May 16, 2000  
**VIA FEDERAL EXPRESS**  
**OVERNIGHT DELIVERY**

Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32399

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-05/17/00--01065--019  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: Lake Victoria Homeowner's Association, Inc.

Dear Sir or Madam:

With respect to the above-referenced matter, please find enclosed the following:

- Original and one copy of Articles of Incorporation;
- Registered Agent Certification;
- My firm's check in the amount of \$78.75; and
- A self-addressed, stamped envelope.

At your earliest opportunity please file the enclosed Articles and the Agent Certification. Once filing is complete please return to me, in the enclosed envelope, a certified copy of the Articles of Incorporation. Should you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,

Peterson & Myers, P.A.

By:

  
Joseph A. Geary, Esquire

JAG/srp  
Enclosures (as stated)  
cc: Mr. U.K. Custred (w/enc.)

**FILED**  
MAY 17 PM 1:25  
TALLAHASSEE, FLORIDA  
S. Thompson MAY 22 2000

**ARTICLES OF INCORPORATION**  
**OF**  
**LAKE VICTORIA HOMEOWNERS' ASSOCIATION, INC.**  
**(a corporation not for profit)**

F. J. L. L. L.  
00 MAY 17 PM 4:25  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

We, the undersigned acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida, these Articles of Incorporation.

ARTICLE I - Name

The name of the corporation shall be: Lake Victoria Homeowners' Association, Inc. (the "Association").

ARTICLE II - Principal Office  
and Mailing Address of the Corporation

The address of the principal office of the corporation is 5981 Lake Victoria Drive, Lakeland, Florida, 33813, and its mailing address is the same.

ARTICLE III - Purpose and Powers

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common areas within that certain tract of property known as Lake Victoria Subdivision, according to the legal description of same as set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments of Lake Victoria Subdivision, as recorded in the Public Records of Polk County, Florida, and as amended from time to time, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) execute all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Assessments, hereinafter called the "Declaration," applicable to the property and recorded in the Public Records of Polk County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money and, with the assent of no less than two-thirds of the members of the Association which form a quorum at a duly called meeting thereof, mortgage, pledge, deed in trust, or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the common area, subject to the conditions as may be agreed upon by no less than two-thirds of the members of the Association which form a quorum at a duly called meeting thereof, agreeing to such dedication, sell or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area, provided that any such merger consolidation or annexation as provided in the Declaration shall have the assent of no

less than two-thirds of the members of the Association, which form a quorum at a duly called meeting thereof;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Not-For-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### ARTICLE IV - Members

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declaration and referred to herein as "Lot") in Lake Victoria Subdivision shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot, which is subject to assessment by the Association. Membership in the Association shall be appurtenant to the ownership of a Lot and it may not be transferred separate from the ownership of a Lot. Each property owner shall be entitled to one (1) vote at any meeting of members of the Association.

#### ARTICLE V - Board of Directors

The affairs of the corporation shall be managed by board of directors composed of no less than three (3), but no more than nine (9) directors. The number of directors may be changed by amendment of the bylaws of the corporation.

The name and street address of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Business Address</u>
U. K. Custred	5981 Lake Victoria Drive Lakeland, Florida 33813
Linda F. Custred	5981 Lake Victoria Drive Lakeland, Florida 33813
James H. Russell	5981 Lake Victoria Drive Lakeland, Florida 33813

At the first annual meeting and at each annual meeting thereafter, the members shall elect three (3) directors who shall serve for a term of one (1) year. The voting rights of members shall be in accordance with the voting rights set forth in Article II, Section 2, of the "Declaration of Covenants, Conditions, Restrictions and Assessments for Lake Victoria Subdivision," recorded at Official Records Book 2916, Page 0927, Public Records of Polk County, Florida, as said declarations may be amended from time to time.

#### ARTICLE VI - Duration

The corporation is to commence its corporate existence effective immediately, and shall exist perpetually thereafter until dissolved according to law.

#### ARTICLE VII - Registered Office and Agent

The initial registered office of the corporation shall be located at 100 East Main Street, Lakeland, Florida 33801. The initial Registered Agent at that address shall be Joseph A. Geary, Esquire.

#### ARTICLE VIII - Incorporators

The names and addresses of the Incorporators to these articles of incorporation are:

<u>Name</u>	<u>Address</u>
U. K. Custred	5981 Lake Victoria Drive Lakeland, Florida 33813

Linda F. Custred

5981 Lake Victoria Drive  
Lakeland, Florida 33813

James H. Russell

5981 Lake Victoria Drive  
Lakeland, Florida 33813

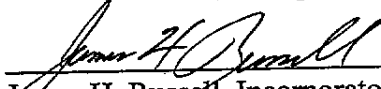
IN WITNESS WHEREOF, the undersigned, as incorporators, hereby executes these articles  
of incorporation this 5<sup>th</sup> day of April, 2000.



U. K. Custred, Incorporator



Linda F. Custred, Incorporator

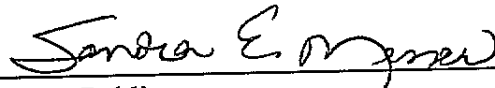
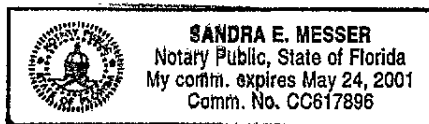


James H. Russell, Incorporator

STATE OF FLORIDA  
COUNTY OF POLK

Before me, the undersigned authority, an officer duly authorized to administer oaths and take  
acknowledgments, personally appeared U. K. Custred, who  is personally known to me or who  has  
produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this 5<sup>th</sup> day of April, 2000, at Lakeland, Florida.



Notary Public  
State of Florida at Large  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF POLK

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Linda F. Custred, who  is personally known to me or who  has produced C 236-526-29-965-0 as identification.

WITNESS my hand and official seal this 3 day of April, 2000, at Lakeland, Florida.

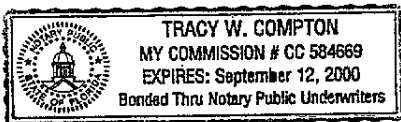


Traci E. Goddard  
Notary Public  
State of Florida at Large  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF POLK

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James H. Russell, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this 3<sup>rd</sup> day of April, 2000, at Lakeland, Florida.



Tracy W. Compton  
Notary Public  
State of Florida at Large  
My Commission Expires:

To: The Department of State  
Tallahassee, Florida 32304

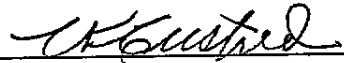
FILED  
00 MAY 17 PM 4:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

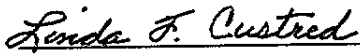
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

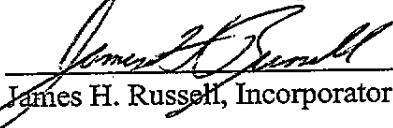
In compliance with Section 617.0501 of the Florida Not For Profit Corporation Act, the following is submitted:

Lake Victoria Homeowners' Association, Inc., with its place of business at 5981 Lake Victoria Drive, Lakeland, Florida 33813, has named Joseph A. Geary, Esquire, located at 100 E. Main Street, Lakeland, Florida 33801, as its agent to accept service of process within Florida.

Dated: May 15, 2000.

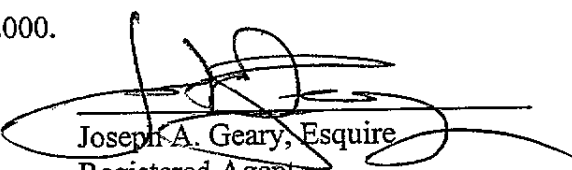
  
U. K. Custred, Incorporator

  
Linda F. Custred, Incorporator

  
James H. Russell, Incorporator

Having been named to accept service of process for the above-stated corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of Chapter 617 of the Florida Not For Profit Corporation Act.

Dated May 15, 2000.

  
Joseph A. Geary, Esquire  
Registered Agent