

NO0000006178

TRANSMITTAL LETTER

FILED  
SEP 15 PM 1:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: REAGAN'S RESERVE HOA, INC  
(Proposed corporate name - must include suffix)

700003394367--4  
-09/15/00--01040--007  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00  
Filing Fee

\$78.75  
Filing Fee  
& Certificate

\$122.50  
Filing Fee  
& Certified Copy

\$131.25  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: HARRY S. KWIATKOWSKI  
Name (Printed or typed)

71 E CHURCH ST  
Address

ORLANDO, FL 32801  
City, State & Zip

407 849 1670  
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

9-18  
WEC

ARTICLES OF INCORPORATION OF REAGAN'S RESERVE HOA, INC.,  
a Florida Corporation, Not-For-Profit

The undersigned incorporator, for the purpose of forming a corporation under the Florida Not for Profit Corporation Act, hereby adopt the following Articles of Incorporation:

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ARTICLE I NAME

1. Name. The name of the corporation shall be: REAGAN'S RESERVE HOA, INC. (hereinafter referred to as the "ASSOCIATION").

ARTICLE II PRINCIPAL OFFICE

2. Principal place of business. The principal place of business and mailing address of the corporation shall be: 71 E. Church St., Orlando, Fl. 32801.

ARTICLE III PURPOSES

3. Purpose. The specific purposes for which the ASSOCIATION is organized are as follows:

3.1 To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.

3.2 To administer, enforce and carry out the terms and provisions of the Declaration of Covenants and Restrictions or similar document(s), submitting property to the jurisdiction of or assigning responsibilities, rights or duties to the ASSOCIATION and accepted by the Board of Directors of the ASSOCIATION.

3.4 To promote the health, safety, comfort and social and economic welfare of the Members of the ASSOCIATION and the Owners and Residents of Lots in REAGAN'S RESERVE, as authorized by the Declaration, by these Articles, and by the Bylaws.

3.5 To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, and shall assist in the enforcement of the Declarations of Covenants and Restrictions which relate to the surface water or stormwater management system.

ARTICLE IV POWERS

4. Powers. The ASSOCIATION shall have the following powers:

4.1 All of the common law and statutory powers of a corporation not-for-profit under the laws of Florida which are not in conflict with the terms of these Articles.

4.2 To enter into, make, establish and enforce, rules, regulations, Bylaws, covenants, restrictions and agreements to carry out the purposes of the ASSOCIATION.

4.3 To levy and collect adequate Assessments for Common Expenses from OWNERS to defray the costs, expenses, reserves and losses incurred or to be incurred by the ASSOCIATION and to use the proceeds thereof in the exercise of the ASSOCIATION'S powers and duties.

4.4 To own, purchase, sell, mortgage, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

4.5 To hold funds for the exclusive benefit of the MEMBERS of the ASSOCIATION as set forth in these Articles and as provided in the Declaration and the Bylaws.

4.6 To purchase insurance for the protection of the ASSOCIATION, its officers, directors and MEMBERS, and such other parties as the ASSOCIATION may determine to be in the best interests of the ASSOCIATION.

4.7 To operate, maintain, repair, and improve all Common Areas and such other portions of REAGAN'S RESERVE as may be determined by the BOARD from time to time, including but not limited to, the surface water or stormwater system.

4.8 To honor and perform under all contracts and agreements entered between third parties and the ASSOCIATION or third parties and the DEVELOPER which are assigned to the ASSOCIATION.

4.9 To exercise architectural control, either directly or through appointed committees, over all buildings, structures and improvements to be placed or constructed upon any portion of REAGAN'S RESERVE. Such control shall be exercised pursuant to the Declaration.

4.10 To provide for private security, fire safety and protection, and similar functions and services within REAGAN'S RESERVE as the BOARD in its discretion determines necessary or appropriate.

4.11 To provide, purchase, acquire, replace, improve, maintain, operate, manage and/or repair such buildings, structures, streets (to the extent not maintained by Orange County), pathways, surface water or stormwater management system and other structures, landscaping, paving and equipment, both real and personal, related to the health, safety and social welfare of the MEMBERS of the ASSOCIATION and the OWNERS and Residents of REAGAN'S RESERVE as the BOARD in its discretion determines necessary or appropriate.

4.12 To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and/or to contract with others for the performance of such obligations, services and/or duties and to pay the cost thereof in accordance with whatever contractual arrangement the BOARD shall enter.

#### ARTICLE V MANNER OF ELECTION OF DIRECTORS

5. Manner Of Election Of Directors. The manner in which the directors are elected or appointed is as stated in the Bylaws.

#### ARTICLE VI INDEMNIFICATION

6. Indemnification of Officers, Members of the BOARD or Agents. Every Director and every officer of the ASSOCIATION (and the Directors and/or officers as a group) shall be indemnified by the ASSOCIATION against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by, asserted against, or imposed upon him or them in connection with any proceeding, litigation, or settlement in which he may become involved by reason of his being or having been a Director or officer of the ASSOCIATION, or arising in connection with the performance of his or their duties as officers or Directors, as the case may be. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, or of any acts involving criminal liability, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in

addition to and not exclusive of any and all rights of indemnification to which a Director or officer may be entitled whether by statute or common law.

6.1 The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any Person who is or was a member of the BOARD, Officer, employee or agent of the ASSOCIATION or the Master Association, or is or was serving at the request of the ASSOCIATION as a member of the BOARD, Officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE VII TERM

7. Term. The ASSOCIATION shall have perpetual existence. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. If, for whatever reason, the ASSOCIATION is dissolved by the MEMBERS, any Conservation Areas, Dedicated Areas and any portions of the Common Area shall be conveyed to an appropriate agency of the local government for control and maintenance purposes. If no agency of the local government will accept such conveyance and responsibility, such property must be conveyed to a not-for-profit corporation similar to the ASSOCIATION. In the event of termination, dissolution or final liquidation of the ASSOCIATION, the responsibility for operation and maintenance of the surface water or stormwater system must be transferred to and accepted by an entity which 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 final liquidation.

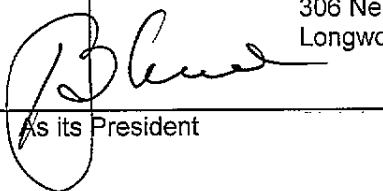
ARTICLE VIII INITIAL REGISTERED AGENT AND STREET ADDRESS

8. Initial Registered Agent And Street Address. The initial Registered Agent of the ASSOCIATION at that address is Harry S. Kwiatkowski. The street address of the initial registered office of the ASSOCIATION is 71 E. Church St., Orlando, Florida 32801.

ARTICLE IX INCORPORATOR

9. Incorporator. The name and street address of the Incorporator to these Articles of Incorporation are:

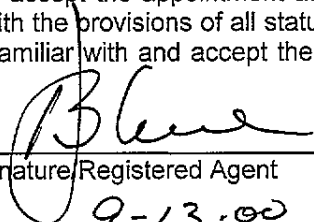
Fetsgaer Properties, Inc.  
306 Nebraska Ave.  
Longwood, Fl. 32750

By  \_\_\_\_\_  
As its President

Date: 9-13-00

ACKNOWLEDGMENT:

Having been named as registered agent and to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

  
\_\_\_\_\_  
Signature/Registered Agent

Date: 9-13-00

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