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Office Use Only

TO

Division of Corporations
Secy. of State
Tallahassee, FL 32314-6327

FROM

GEORGE R. BURT
P.O. Box 2297
LAKELAND, FLORIDA 33806
818-688-2212
863

SUBJECT:

Articles of Incorporation

DATE: 7 July 2000

FOLD ↑

Please find enclosed articles
of incorporation and a check
for filing of same.

Please also send us a certificate
of status. The fee is enclosed along
w/ the filing fee.

PLEASE REPLY TO



SIGNED

G. R. Burt

REPLY

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 DEC 21 AM 10:43

DATE:

SIGNED

Item # F270 Grayarc, P.O. Box 2944, Hartford, CT 06104-2944
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THIS COPY FOR PERSON ADDRESSED

CR2E031(7/97)

8/12/01

00 DEC 21 AM 10:43

**ARTICLES OF INCORPORATION
OF
OAKVIEW UNIT 9 HOMEOWNERS ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I. NAME

The name of the corporation is Oakview Unit 9 Homeowners Association, Inc., hereinafter called the "Association."

ARTICLE II. PRINCIPAL OFFICE

The principal office of the Association is located at 215 McDonald Street, Lakeland, Florida 33806. The Board of Directors of the Association may change the location of the principal office from time to time.

ARTICLE III. REGISTERED AGENT

George R. Burt, whose address is 215 McDonald Street, Lakeland, Florida 33806, is hereby appointed the initial registered agent of this Association.

ARTICLE IV. PURPOSE AND POWERS OF THE ASSOCIATION

Oakview Estates, Inc., a Florida Corporation has developed a residential subdivision in Polk County, Florida, known as Oakview Estates Unit 9, the plat of which has been recorded among the public records of Polk County, Florida, and whose lot owners are intended to be members of the Association, will be referred to hereinafter collectively as the Subdivision. The Subdivisions will be subject to the terms of those certain Declaration of Covenants, Restrictions, Limitations, and Conditions to be recorded in the public records of Polk County, Florida, which will refer to the Association and which will be referred to in the Declarations. This Association does not contemplate pecuniary gain or profit to its members and is formed as the Association described and referred to in the Declarations and shall have the power and responsibility to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas, and shall have the power and authority to enforce the terms and provisions of the Declarations. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivision who are members of the Association.

In furtherance of such purposes, the Association shall have the power to:

(a). Exercise of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declarations, as the same may be amended from time to time as therein provided, the terms of which Declarations are incorporated herein by reference:

(b). Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments of the Declarations and the Bylaws of the Association: and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on 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 two-thirds (2/3) of each class of member, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e). Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of its members;

(f). Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company: and

(g). Have and to exercise any and all powers, rights, and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declarations and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declarations and referred to herein as "Lot") in any subdivisions 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 be transferred separate from the ownership of a Lot. The owner of each Lot shall be entitled to one (1) vote at any meeting of the members of the Association.

ARTICLE VI. DURATION

The period of duration of the Association shall be perpetual unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

ARTICLE VII. SUBSCRIBERS

Thee name and address of each subscriber is:

NAME
George Burt

ADDRESS
215 McDonald Street
Lakeland, FL 33806

ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, who shall be members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: President, Vice President, Secretary, and Treasurer. They shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

ARTICLES IX. INITIAL DIRECTORS

The numbers of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

George R. Burt, 215 McDonald Street, Lakeland, FL 33806
Joseph M. Birkner, 215 McDonald Street, Lakeland, FL 33806
Jean Burt, 215 McDonald Street, Lakeland, FL 33806

ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of three-fourths (3/4) of the membership existing at the time of, and present at such meeting. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Polk County, Florida.

ARTICLE XII. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.


IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these articles of Incorporation this 7th day of July, 2000.

George R. Burt
George R. Burt

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 7th day of July, 2000 by George R. Burt, who is personally known to me and who did not take an oath.

Russell D. Janutolo
NOTARY PUBLIC, State at Large
Print Name _____
My commission expires: _____

 Russell D Janutolo
My Commission CC654781
Expires June 10, 2001

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 DEC 21 AM 10:44

(AFFIX NOTARY SEAL)

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent of OAKVIEW UNIT 9 Homeowners Association, Inc., which is contained in the foregoing Articles of Incorporation.

Dated this 7th day of July, 2000.

George R. Burt
George R. Burt
Registered Agent