

CAPITAL CONNECTION, INC.

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Spring Lake Pointe Community
Association, Inc.

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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
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DIVISION OF CORPORATION

J. BRYAN JUN - 5 2001

Signature _____

Requested by: KC Date: 6-5-01 Time: 11:00

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ARTICLES OF INCORPORATION
OF
SPRING LAKE POINTE COMMUNITY ASSOCIATION, INC.

The undersigned does, in accordance with the provisions of Chapter 617, Florida Statutes, hereby voluntarily make, subscribe, 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, and these Articles of Incorporation.

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation shall be Spring Lake Pointe Community Association, Inc., hereinafter referred to as the "Association" and its duration shall be perpetual. The principal office of the Association shall be located at 2404 N. Rio Grand Avenue, Orlando, Florida 32804, or at such other place as may be designated, from time to time, by the Board of Directors.

ARTICLE II
PURPOSE

The purpose for which the Association is organized is to engage as a corporation not for profit in protecting the value of the Property of the Members of the Association, to exercise all the powers and privileges and to perform all the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Spring Lake Pointe Community Association, Inc. (the "Declaration") to be recorded in the office of the Clerk of the Court of the Circuit Court in and for Seminole County, Florida, including the establishment and enforcement of payment of charges and assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their Property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III
POWERS

The powers of the Association shall include and be governed by the following provisions:

Section 1. COMMON LAW AND STATUTORY POWERS, The Association shall have all of the common law and statutory powers of a corporation not for profit including, but not limited to, those powers set forth and described in Chapter 617, Florida Statutes, as

the same may be amended from time to time, together with, or as limited by, those powers conferred on the Association by the Declaration, these Articles, and the Bylaws of the Association, all as may be amended from time to time.

Section 2. NECESSARY POWERS. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Common Property in accordance with the purpose and intent contained in the Declaration;
- B. To make and collect Assessments against Members to defray the expenses related to the Common Property;
- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Property and the improvements located thereon;
- E. To reconstruct improvements upon the Common Property after casualty;
- F. To make and amend the Bylaws and Rules of the Association respecting the use of the Property;
- G. To pay all taxes and other assessments which are liens against the Common Property;
- H. To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws and the Rules of the Association;
- I. To provide for management and maintenance, and, in its discretion, to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as collection of assessments, preparation of records, enforcement schedules and maintenance of the Common Property. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of assessments, the promulgation of Rules, and the execution of contracts on behalf of the Association;
- J. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, and convey real and personal property;

K. To do and perform all such other acts and things permitted and to exercise all powers granted to a corporation not for profit under the laws of the State of Florida as those laws now exist or as they may hereafter provide.

Section 3. FUNDS AND TITLE TO PROPERTIES. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration.

Section 4. LIMITATIONS. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS

Membership and voting rights shall be as set forth in the Declaration and Bylaws.

ARTICLE V
BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The initial Board shall consist of three (3) Directors appointed by the Declarant and identified in the Declaration. The Declarant shall be entitled at any time, and from time to time, to remove or replace any Director originally appointed by the Declarant. The Declarant may waive or relinquish in whole or in part any of its rights to appoint any one or more of the Directors it is entitled to appoint. The following persons shall constitute the initial Board of Directors:

<u>Name</u>	<u>Address</u>
William R. Beuret	430 S. Wymore Rd. Altamonte Springs, Fl 32714
Josh Barbaree	2404 N. Rio Grande Avenue Orlando, Fl 32804
Russell L. Mills	2404 N. Rio Grande Avenue Orlando, Fl 32804

ARTICLE VI
OFFICERS

The Officers named herein shall serve until replaced by the Board of Directors or until the first regular meeting of the Board of Directors, which ever shall occur first. Officers elected at the first meeting of the Board of Directors shall hold office until the next annual meeting of the Board of Directors, or until their successors shall have been appointed and shall qualify. The initial Officers shall consist of a President, Secretary, and Treasurer. The following persons shall serve as initial Officers of the Association.

<u>NAME</u>	<u>TITLE</u>
William R. Beuret	President
Josh Barbaree	Treasurer, Assistant Secretary
Russell L. Mills	Secretary

ARTICLE VII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Officer and Director of the Association shall be indemnified by the Association as provided in the Declaration and Florida Statute Chapter 617.

ARTICLE VIII
INCORPORATOR

The name and address of the incorporator and subscriber to these Articles of Incorporation is:

G. Steven Brown
200 E. Robinson Street, Suite 500
Orlando, Fl 32801

ARTICLE IX
BYLAWS

The Bylaws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Declaration. Any conflict between these Articles of Incorporation and the Bylaws shall be resolved in favor of these Articles of Incorporation.

ARTICLE X
AMENDMENTS

Section 1. Alteration, amendment, replacement or rescission of these Articles shall be proposed and adopted in the following manner:

(a). The Board shall adopt a resolution setting forth the proposed amendment, and directing that it be submitted to a vote at a meeting of the Members, which may be either at the annual or a special meeting.

(b). Written notice setting forth a proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon, which meeting may not occur less than ten (10) days nor later than thirty (30) days from the giving of notice to the meeting to consider the proposed amendment.

(c). At such meeting of the Members, a vote of the Members entitled to vote thereon, as provided in the Declaration, shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes cast by the Members present in person or by proxy at such meeting.

Section 2. Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

Section 3. If a majority of the Members eligible to vote sign a written statement manifesting their intentions that an amendment to the Articles be adopted, the amendment shall thereby be adopted as though the procedure set forth in Section 1 of this Article has been satisfied.

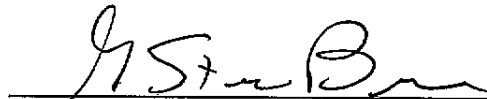
Section 4. For so long as the Declarant is the Owner of any lot or any property affected by these Articles or amendment hereto, no amendment will be effective without the Declarant's express written consent.

Section 5. These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Statute Chapter 617.

ARTICLE XI
REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be Florida Corporate Support, Inc., whose street address is 200 E. Robinson Street, Suite 500, Orlando, Florida 32801. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned, being the subscriber hereto, have hereunto set my hand and seal this 1st day of June, 2001..


G. Steven Brown, Incorporator

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of SPRING LAKE POINTE COMMUNITY ASSOCIATION, INC. which is contained in the foregoing Articles of Incorporation. I am familiar with and accept the obligations of Section 617.0503 F.S.

DATED this 1st day of June, 2001.

FLORIDA CORPORATE SUPPORT, INC.

By: G. Steven Brown

G. Steven Brown

As Its: Assistant Secretary

hssb.spring.lake.assoc.articles

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