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FLORIDA NON-PROFIT CORPORATION

Lakeside at Tavares Association, Inc.

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FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

December 5, 2002

BOWEN & CAMPIONE, P.A.

SUBJECT: LAKESIDE AT TAVARES ASSOCIATION, INC. —
REF: W02000034145

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If you have any further questions concerning your document, please call (850) 245-6973.

Claretha Golden
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CORRECTION

MADE.

Thank you.

See Art. III

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Articles Of Incorporation Of Lakeside at Tavares Association, Inc.

The undersigned, for the purpose of forming a nonprofit corporation to be governed by the provisions of Chapters 617 and 720, Florida Statutes, does hereby make and adopt the following Articles of Incorporation:

Article I Name

The name of the Corporation is "Lakeside at Tavares Association, Inc.", hereafter referred to as the "Association"

Article II Not For Profit

The Association is a corporation not for profit as defined in Section 617.01401, Florida Statutes. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

Article III Commencement Of Corporate Existence And Duration

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Association is perpetual. The method of election of directors is stated in the bylaws.

Article IV Purposes

The Association is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Deed Restrictions, as amended (collectively referred to as the "Restrictions"), governing that single family residential development collectively known as "Lakeside At Tavares, which subdivision comprises those lots located in (i) Lakeside at Tavares, the plat thereof recorded in Plat Book 38, Page 76; (ii) Lakeside at Tavares 1st Addition, the plat thereof recorded in Plat Book 40, Page 7; and (iii) Lakeside at Tavares 2nd Addition, the plat thereof recorded in Plat Book 40, Page 9, all being recorded in the Public Records of Lake County, Florida, and to serve as the Association referred to in the Restrictions.
2. To assess homeowners in accordance with the Restrictions, and levy and collect adequate assessments against the homeowners for the cost of maintenance of common areas and maintenance and operation of the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District permits, if any, and applicable District rules.

3. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations and Homeowners' Associations, including, but certainly not limited to right to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or other wise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

4. To do such other things as are incidental to the purposes of the Association or necessary or desirable in order to accomplish them.

**Article V
Limitation**

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

**Article VI
Dissolution**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that 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 liquidation.

**Article VII
Members**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, 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.

**Article VIII
Initial Registered Office And Agent
And Principal Office Of The Association**

The street and mailing address of the initial registered office of business and principal office of the Association is 2100 Lake Eustis Drive, Tavares, Florida 32778, and the initial registered agent of the Association at that address is Keith J. Shamrock. The principal office address and the registered office address is the same.

**Article IX
Incorporator**

The name and address of the Incorporator is as follows:

Name	Address
Keith J. Shamrock	2100 Lake Eustis Drive Tavares, FL 32778

**Article XII
Bylaws**

The Bylaws of the Association are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

**Article XIII
Amendment**

The Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation.

**Article XIV
Indemnification**

The Association shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Florida Corporation Act and the Florida Not For Profit Corporation Act.

**Article XV
Conflict**

In the event that any provision of these Articles of Incorporation conflict with any provision of the Restrictions, the provisions of the Restrictions in conflict shall control.

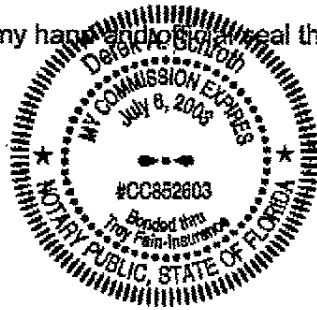
In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 26th day of November, 2002


 Keith J. Shamrock
 Incorporator

State of Florida
County of Lake

Before me personally appeared Keith Shamrock, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 26th day of November, 2002.



Notary Public
My Commission Expires:

Acceptance By Registered Agent

The undersigned hereby accepts the appointment as Registered Agent of Lakeside at Tavares Association, Inc., which is contained in the foregoing Articles of Incorporation.

Keith J. Shamrock
Registered Agent

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