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05 MAY -3 PM 3:29

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

C2.54

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- LAKEWOOD TERRACE HOMEOWNERS ASSOCIATION, INC.

2-

3-

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☒ Walk-in

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NEW FILINGS	
☐	Profit
☒	Non-Profit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☐	Amendment
☐	Resignation of R.A., Officer/Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☒	Reinstatement
☐	Trademark
☐	Other

Examiner's Initials

**ARTICLES OF INCORPORATION
OF
LAKEWOOD TERRACE
HOMEOWNERS ASSOCIATION, INC.**

(A corporation not for profit under
the laws of the State of Florida)

FILED
05 MAY -3 PM 3 29
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF VOLUSIA
FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purposes and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE 1

NAME

The name of the corporation shall **LAKEWOOD TERRACE HOMEOWNERS ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as "The Association."

ARTICLE 2

PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity to carry out and accomplish the purposes described in the Declaration of Covenants and Restrictions for LAKEWOOD TERRACE SUBDIVISION, (the "Declaration"), as recorded in the Public Records of Volusia County, Florida, in MAP Book 51 , pages 107 through 111 , inclusive, and subsequent units in the LAKEWOOD TERRACE SUBDIVISION Development (the Development), and to undertake such management, maintenance, operation,

ownership and other duties with respect to the Development, including but not limited to the management of the common areas within the Development.

2.2 The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 40-127-85149-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

2.3 The Association shall make no distribution of income to its members, directors or officers, being conducted as a nonprofit organization for the benefit of its members.

ARTICLE 3

POWERS

The Association shall have the following powers:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have the power to administer and enforce the provisions of the Declaration more fully described in Article 2 hereof and all of the powers and duties reasonably necessary to carry out the responsibilities and duties conferred upon it by the Declaration, as it may be amended and supplemented from time to time, including but not limited to, the following:

a) To make and establish reasonable rules and regulations regarding the use of Association common property subject to its jurisdiction.

b) To make and collect assessments against members of the Association to defray the cost, expenses and losses of the Association.

c) To use the proceeds of assessments in the exercise of its power and duties.

d) To maintain, repair, replace, operate and manage the Association property, including the right to reconstruct improvements after casualty, to make and construct additional improvements upon the Association property and maintain and repair the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

e) To purchase insurance upon the Association property and improvements and insurance for the protection of the Association and its members.

f) To enforce by legal means the provisions of the Declaration, as amended from time to time, these Articles of incorporation, the By-Laws of the Association which may be hereafter adopted and the rules and regulations governing the use of the Association property.

g) To contract for the management of the Association property and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Covenants and Restrictions to have approval of the Board of Directors or the membership of the Association.

h) To contract for the management and operation Of Portions of the Association property susceptible of separate management or operation.

i) To employ personnel and engage such professional assistance as may be necessary to perform the services required for the proper operation of the Association and its properties.

j) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Covenants and any Declaration supplementary thereto.

k) To organize, promote and support undertakings and activities for the benefit and general welfare of the residents of the Development.

l) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

3.3 All funds and the title of all properties acquired by the Association, and their proceeds, shall be held for the benefit of the members of the Association in accordance with the provisions of the Declaration of Covenants and Restrictions, these Articles of Incorporation and the By-Laws.

3.4 In the event of the dissolution of the Association, title to all real property shall vest in the abutting lot owners as at common law, subject, however, to the same easements and rights of uses by the residents of the Development as existed prior to dissolution. Upon dissolution of the Association, all money and other personal property of the Association shall be distributed pro rata to lot or unit owners, in the same ratio as votes are distributed and apportioned among said lot or unit owners.

3.5 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 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 liquidation.

ARTICLE 4

MEMBERS

The qualifications of members, the manner of their admission to and termination of membership, and voting shall be as follows:

4.1 The membership of the Association shall consist of every person who is the record owner of a fee estate or life estate in any lot or unit in the Development so long as such ownership interest shall exist.

4.2 Immediately upon the divestment of a member's ownership interest in a lot or unit, regardless of the means by which such ownership may be divested, such owner's membership shall terminate.

4.3 The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit. The funds and assets of the Association belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the By-Laws which may be hereafter adopted.

4.4 Votes may be exercised or cast by the owner or owners of each lot or unit as may be provided in the Declaration of Covenants and Restrictions and the By-Laws hereafter adopted by the Association.

ARTICLE 5

PRINCIPAL OFFICE AND DESIGNATION OF RESIDENT AGENT

The principal office of the Association shall be located at:

794 SANDERS DR SUITE 1, PORT ORANGE, FL 32127

but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors. The Board of Directors shall also have the right to relocate the principal office. The initial resident agent of the Association shall be, **ROBERT KIT KOREY**

whose address is: **595 WEST GRANADA BLVD, Suite A Ormond Beach, FL**

The Board of Directors may, from time to time, change the resident agent by designation filed in the office of the Secretary of State.

ARTICLE 6

DIRECTORS

6.1 The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than six (6) directors. The number of members of the Board of Directors shall be as provided from time to time by the By-Laws of the corporation, and in the absence of such determination, shall consist of three (3) directors. Directors need not be members of the Association.

6.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

6.3 The election of the Directors shall be held on the second Friday in MAY of 2004 , and annually thereafter.

The directors named in these Articles shall serve until successor directors are elected and any vacancies in their number occurring before such election shall be filled by the remaining Directors.

6.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows: JAMES W PAYTAS JR, JAMES W PAYTAS SR, STEPHEN L PAYTAS

6.5 The Board of Directors shall elect a President and Secretary-Treasurer, and as many Vice Presidents and Assistant Secretaries as the Board

of Directors shall determine to be necessary. The same person may hold two offices, the duties of which are not incompatible; provided, that the office of President and Vice President shall not be held by the same person, nor shall the President also be the Secretary-Treasurer or an Assistant Secretary.

ARTICLE 7

OFFICERS

The affairs of the Association shall be administered by the officers elected by the Board of Directors. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

**PRESIDENT : JAMES W PAYTAS SR / 794 Sanders Rd, Suite 1,
Port Orange, FL 32127**

**SECRETARY: JAMES W PAYTAS JR/ 794 Sanders Rd, Suite 1, Port
Orange, FL 32127**

**TREASURER: JAMES W PAYTAS JR: / 794 Sanders Rd, Suite 1, Port
Orange, FL 32127**

ARTICLE 8
IDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approved such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other right to which such director or officer may be entitled.

ARTICLE 9
BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE 10
EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE 11
AMENDMENTS

After turnover control, except as otherwise herein provided, amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

11.1 A Resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association acting upon a vote of a majority of the directors, or by members of the Association to whose lots 25% of the total vote are appurtenant, whether meeting as members or by instrument in writing signed by them.

11.2 upon any amendment or amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officers of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a day no sooner than ten (10) days nor later than thirty (30) days after the receipt by him of the proposed amendment or amendments, and it shall be the duty of the secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form. Such notice shall be mailed to or presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office as it appears on the records of the Association, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the

holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. In order to become effective, the proposed amendment or amendments must be approved by the affirmative vote of the majority of the total votes appurtenant to all lots subject to Association assessment. A copy of each amendment, after it has become effective, shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such amendment or amendments with the Secretary of State, a certified copy thereof shall be recorded in the Public Records of Volusia County, Florida. Until such time of turnover of control, the developer shall remain in control of these Articles.

11.3 At any meeting held to consider any amendment or amendments of these Articles of incorporation, the written vote of any member of the Association shall be recognized, if such member of the Association is not in attendance at such meeting or represented thereof by proxy, provided such written vote is delivered to the secretary of the Association at or prior to such meeting.

11.4 No amendment of these Articles shall be made that is in conflict with the Declaration of Covenants and Restrictions as amended from time to time. No amendment to these Articles of incorporation which shall abridge, amend or alter the rights of the developer, Glencoe Farms, LLC or any successor developer, may be adopted or become effective without the prior written consent of said developer, or such successor.

ARTICLE 12

SUBSCRIBERS NAMES

12.1 The name and address of the subscribers of these Articles of incorporation are as follows:

Name

Address

GLENCOE FARMS, LLC

794 SANDERS RD, ST 1, PORT ORANGE, 32127

IN WITNESS WHEREOF, the Developer has hereunto set its hand and seal the day and year first above written.

WITNESSES:

Deborah L. Wolfe

Lisa White

GLENCOE FARMS, LLC
By: [Signature]
James W. Paytas Jr., MANAGING
MEMBER

(CORP. SEAL)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 25th day of April, 2005 by JAMES W. PAYTAS, JR., as Managing Member of GLENCOE FARMS, LLC., a Florida Limited Liability corporation, on behalf of said corporation. He is personally known to me and did/did not take an oath.

[Signature]

Notary Public

State of Florida at Large

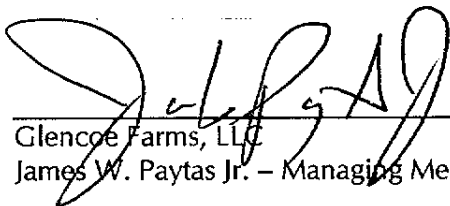
 Dawn M. Warren
My Commission DD174488
Expires March 07 2007

CERTIFICATE APPOINTING REGISTERED AGENT

**Designating Registered Agent and Place of Business
for the Service of Process within this State**

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

That the above described corporation desiring to organize under the laws of the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the City of Ormond Beach, County of Volusia, State of Florida, has named **Robert Kit Korey, 595 West Granada Boulevard, Suite A, Ormond Beach, County of Volusia, State of Florida**, as its agent to accept service of process within the State of Florida.


Glencoe Farms, LLC
James W. Paytas Jr. – Managing Member

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named to accept service of process for the above named corporation, at the place designated in this Certificate, I hereby accept such appointment and agree to act in this capacity, and agree to comply with the provisions of law relating to keeping said offices open.

Date: May 2, 2015


Robert Kit Korey

FILED
05 MAY -3 PM 3:30
CLERK OF DISTRICT COURT
JULIA A. HARRIS