

N060000009281

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

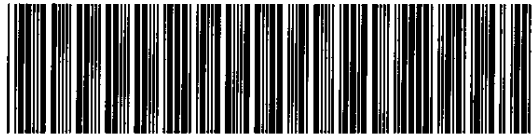
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600078663576

08/14/06--01036--010 \*\*78.75

FILED  
06 AUG 29 PM 4:09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRS  
8/31

1106-35968

**CLAYTON H. BLANCHARD, JR., P.A.**

Attorney at Law  
35 East Pinehurst Boulevard  
Eustis, Florida 32726

Telephone (352) 589-1919

Telecopier (352) 589-0032

August 10, 2006

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: *The Reserve at Lake Seneca Homeowners' Association, Inc.*

Dear Sir or Madam:

In reference to the above, enclosed please find *Articles of Incorporation of The Reserve at Lake Seneca Homeowners' Association, Inc.*, to be filed with the Florida Department of State. Also, enclosed please find a check in the amount of \$78.75 for the filing fee and certified copies to be returned to me.

If you should have any questions or comments, please do not hesitate to contact me at (352) 589-1919.

Sincerely,

*Clayton H. Blanchard, Jr.*

Clayton H. Blanchard, Jr.

CHB:rlt

Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED

05 AUG 29 AM 10:41

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

August 15, 2006

CLAYTON H BLANCHARD, JR., P.A.  
35 EAST PINEHURST BOULEVARD  
EUSTIS, FL 32726

SUBJECT: THE RESERVE AT LAKE SENECA HOMEOWNERS'  
ASSOCIATION, INC.  
Ref. Number: W06000035968

We have received your document for THE RESERVE AT LAKE SENECA HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and street address must be consistent wherever it appears in your document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6879.

Ruby Dunlap  
Regulatory Specialist  
New Filing Section

Letter Number: 506A00050410

FILED

06 AUG 29 PM 4:09

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
THE RESERVE AT LAKE SENECA HOMEOWNERS' ASSOCIATION, INC.  
(A non-profit Florida Corporation)

---

We, the undersigned, hereby associate ourselves together and make, subscribe and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. - NAME

The name of this Corporation shall be THE RESERVE AT LAKE SENECA HOMEOWNERS' ASSOCIATION, INC. The principal office, if known, or the mailing address of the Corporation is 120 N. Bay Street, Eustis, Florida 32726.

ARTICLE II. - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE III. - PURPOSES

The general purposes for which this Corporation is organized are as follows:

A. To provide for the orderly enjoyment of The Reserve at Lake Seneca, a residential development located on real property in Lake County, Florida, (hereinafter referred to as "the Property") described on Exhibit "A" to the Declaration of Covenants and Restrictions for The Reserve at Lake Seneca, hereinafter referred to as "the Declaration") which is recorded in the Public Records of Lake County, Florida.

B. To promote the health, safety and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in The Reserve at Lake Seneca.

C. To enforce the terms, covenants and conditions and restrictions appertaining to The Reserve at Lake Seneca which are contained in the Declaration.

D. To maintain the common areas and the property improvements as provided for in the Declaration.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of The Reserve at Lake Seneca, as established in the Declaration of Covenants and Restrictions for The Reserve at Lake Seneca, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and the Declaration and to enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

#### ARTICLE IV. - POWERS

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including but not limited to the power:

A. To acquire by any means real and personal property.

B. To enforce assessments by suit.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

D. To contract for management and maintenance, repair and replacement of the property, the improvements thereto, the common areas and the personal property of the Association.

#### ARTICLE V. - MEMBERSHIP

Any natural person, firm, corporation or entity who is the owner of a lot or dwelling unit as defined in the Declaration shall automatically become a member upon the acquisition of an ownership interest in title to any lot or dwelling unit. Any natural, person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an owner by virtue of such lien, mortgage, or other encumbrance alone; provided, however, that nothing contained herein shall be construed as prohibiting membership in this Corporation by person, firm, corporation or other entity which acquires title to a lot or dwelling unit by foreclosure or voluntary conveyance from its mortgagor or his successor or assigns. Membership in this corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

#### ARTICLE VI. - SUBSCRIBERS

The names and residences of the subscribers to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Anthony Roberts	1240 Lakeview Dr. Eustis, Florida 32726
Dannie Cordle	20804 CR 44A Eustis, Florida 32736
Sharon Nickell-Olm	504 N. Grandview St. Mt. Dora, Florida 32757

#### ARTICLE VII. - MANAGEMENT OF CORPORATION

The business affairs of this corporation shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the corporation shall be elected as provided in the By-Laws by the membership at the regular annual meeting of the members of the corporation. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

<u>NAME</u>	<u>ADDRESS</u>
Anthony Roberts	1240 Lakeview Dr. Eustis, Florida 32726
Dannie Cordle	20804 CR 44A Eustis, Florida 32736
Sharon Nickell-Olm	504 N. Grandview St. Mt. Dora, Florida 32757

#### ARTICLE VIII. - OFFICERS

The officers of the corporation shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

President - Anthony Roberts  
Vice President - Dannie Cordle  
Secretary/Treasurer - Sharon Nickell-Olm

#### ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 120 N. Bay Street, Eustis, Florida 32726 and the name of the initial registered agent of this corporation at that address is Anthony Roberts.

ARTICLE X. - AMENDMENTS

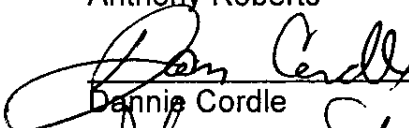
Amendments to the Articles of Incorporation may be proposed by any qualified voting member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws. Amendment will be finally adopted upon the affirmative vote of seventy-five percent (75%) of the qualified voting members.

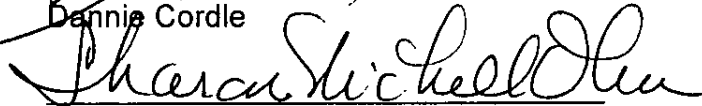
ARTICLE XI. - BY-LAWS

The By-Laws of the Corporation shall be adopted by the affirmative vote of seventy-five percent (75%) of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five (75%) vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 9<sup>th</sup> day of August 2006.

  
\_\_\_\_\_  
Anthony Roberts

  
\_\_\_\_\_  
Dannie Cordle

  
\_\_\_\_\_  
Sharon Nickell-Olm

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August 2006 by Anthony Roberts, who is personally known to me or produced a driver's license as identification and did not take an oath.

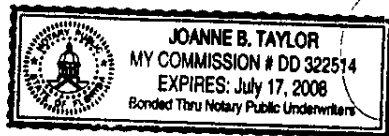
 Rachel L. Tyre  
Commission # DD471656  
Expires October 9, 2009  
Bonded Troy Fair Insurance, Inc. 800-385-7015

  
\_\_\_\_\_  
NOTARY PUBLIC

Rachel L Tyre  
\_\_\_\_\_  
(Please Print)  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August 2006 by Dannie Cordle, who is personally known to me or produced a driver's license as identification and did not take an oath.



Joanne B. Taylor  
NOTARY PUBLIC

JOANNE B. TAYLOR

(Please Print)

My Commission Expires: 7/17/08

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August 2006 by Nickell-Olm, who is personally known to me or produced a driver's license as identification and did not take an oath.



Danielle Webster  
My Commission DD218568  
Expires June 02, 2007

Danielle Webster  
NOTARY PUBLIC

Danielle Webster

(Please Print)

My Commission Expires: 6/2/07



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT THE RESERVE AT LAKE SENECA HOMEOWNER'S ASSOCIATION DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF EUSTIS, STATE OF FLORIDA, HAS NAMED ANTHONY ROBERTS LOCATED AT 120 N. BAY STREET, CITY OF EUSTIS, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE *Anthony Roberts*  
(Corporate Officer)

TITLE President

DATE 8/9/06

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE; I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

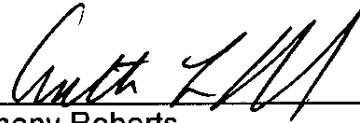
SIGNATURE *Anthony Roberts*  
(Resident Agent)

DATE 8/9/06

FILED  
06 AUG 29 PM 1:09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCEPTANCE BY DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

I, the undersigned person, having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this statement, 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.



Anthony Roberts

Date: August 9, 2006

**FILED**  
06 AUG 29 PM 1:09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA