

N 14 000004847

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H14000119096 3)))



H140001190963ABC+

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : AKERMAN LLP - ORLANDO  
Account Number : 076656002425  
Phone : (407) 423-4000  
Fax Number : (407) 843-6610

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: \_\_\_\_\_

FLORIDA PROFIT/NON PROFIT CORPORATION  
Black Lake Preserve Homeowners Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	07
Estimated Charge	\$78.75

RECEIVED  
14 MAY 20 PM 12:04  
STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

Electronic Filing Menu Corporate Filing Menu Help

1/4

H14000119096 3

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
2014 MAY 20 PM 12:54

**ARTICLES OF INCORPORATION  
OF  
BLACK LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION**

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned incorporator has executed, adopted and caused to be delivered for filing these Articles of Incorporation for the purpose of forming a corporation not for profit and does hereby certify:

**ARTICLE I  
NAME**

The name of this corporation shall be BLACK LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in these Articles of Incorporation ("Articles") as the "Association."

**ARTICLE II  
DURATION**

Existence of the Association shall commence with the filing of these Articles with the Florida Department of State Division of Corporations. The Association shall have perpetual existence.

**ARTICLE III  
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in, the Declaration of Covenants, Conditions, Restrictions and Easements for Black Lake Preserve (the "Declaration") to be recorded in the Public Records. Capitalized terms used above or herein without definition shall have the same meanings given to such terms in the Declaration. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the laws of the State of Florida, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents or pursuant to the Association Act. Unless otherwise specifically prohibited by the Governing Documents or Florida law, any and all functions, duties and powers of the Association shall be fully transferable in whole or in part. Any instrument affecting such a transfer shall specify the duration thereof and an express means and method of revocation. The Association is not formed for pecuniary profit and the Association shall not pay dividends, and no part of any income or assets of the Association shall be distributed to its Members, Owners, Directors or Officers.

**ARTICLE IV  
PRINCIPAL OFFICE**

The initial principal office and mailing address of the Association is 2420 S. Lakemont Ave., Suite 450, Orlando, FL 32814.

H14000119096 3

N14000119096 3

**ARTICLE V**  
**REGISTERED OFFICE AND AGENT**

Stephen W. Orosz, whose address is 2420 S. Lakemont Ave., Suite 450, Orlando, FL 32814, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

**ARTICLE VI**  
**DISSOLUTION OF THE ASSOCIATION**

Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner and order:

6.1 As required by Florida law.

6.2 As set forth in the Declaration

6.3 Any portion of the Property then owned by Declarant and that has not been not theretofore conveyed or dedicated to the Association shall be automatically deemed withdrawn by Declarant, with Declarant thereafter authorized to further evidence the withdraw of said Property by execution of a Supplemental Declaration describing the real property withdrawn, which Declarant may then record in the Public Records.

6.4 Conveyance to a not for profit corporation homeowners' association similar to the Association or conveyance or dedication to any applicable Governmental Authority determined by the Board to be appropriate for such conveyance or dedication, which Governmental Authority is willing to accept such conveyance or dedication, of any property, duties, and responsibilities of the Association, which association or Governmental Authority shall then be responsible for the operation and maintenance thereof. With respect to the Association's responsibility for the operation and maintenance of the Surface Water Management System and Conservation Easement Areas, such obligation must be transferred to and be accepted by an entity which satisfies the requirements of Section 40E-4.361(3) of the Florida Administrative Code, and must be approved by the District prior to dissolution. If no other association or Governmental Authority will accept such property, duties, and responsibilities, then it will be conveyed to a trustee appointed by the Circuit Court of Orange County, Florida, which trustee shall sell such property free and clear of the limitations imposed by the Governing Documents upon terms established by the Circuit Court of Osceola County, Florida. That portion of the Property consisting of the Surface Water Management System and Conservation Areas cannot be altered, changed or sold separate from the lands associated therewith. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on such property, then for the payment of any obligations incurred by the trustee in the operation, maintenance, repair and upkeep of such property. The excess proceeds, if any, from the property shall be distributed among Members in a proportion that is equal to the proportionate share of such Members in the Common Expenses of the Association.

N14000119096 3

N14000119096 3

**ARTICLE VII**  
**MEMBERSHIP**

Every person which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests and limitations granted pursuant to the Governing Documents and the provisions of the Association Act.

**ARTICLE VIII**  
**VOTING RIGHTS**

8.1 A Member's right to vote shall vest immediately upon such Member's qualification for membership as provided in the Declaration and these Articles. All voting rights of a Member shall be exercised in accordance with and subject to the restrictions and limitations provided in the Governing Documents.

8.2 Unless elsewhere specifically provided to the contrary in the Declaration or these Articles, any provision of the Governing Documents which requires the vote or approval of a majority or other specified fraction or percentage of the total voting interests of the voting members of the Association, shall be deemed satisfied by either of the following:

A. The vote in person or by proxy of the majority or other specified fraction or percentage of the total voting interests of the voting members at a meeting duly called and noticed pursuant to the provisions of the Bylaws dealing with Annual Meetings or Special Meetings of the Members.

B. Written consents signed by the majority or other specified fraction or percentage of the total voting interests of the voting members.

8.3 Except as provided otherwise in the Declaration or these Articles, a quorum at Member meetings shall consist of thirty percent (30%) of the total voting interests of the voting members, whether represented in person or by proxy. Subject to any contrary provision or requirement contained in the Declaration, if a quorum is present, the affirmative vote of a majority of voting interests of the voting members represented at a meeting and entitled to vote on the subject matter shall constitute the acts of the Members, except when approval by a greater vote is required by the Governing Documents or by Florida law. When a specified item of business is required to be voted upon by a particular class of Members, a majority of the voting interests of such class of voting members shall constitute a quorum for the transaction of such item of business by that class, unless provided to the contrary in the Governing Documents or otherwise required by Florida law. After a quorum has been established at a meeting, the subsequent withdrawal of a Member so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

N14000119096 3

N14000119096 3

**ARTICLE IX**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors who shall be appointed or elected pursuant to the provisions of the Declaration and the Bylaws. The number of Directors constituting the initial Board of Directors shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors are:

<u>Name</u>	-	<u>Address</u>
Stephen W. Orosz		2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814
Ben Snyder	-	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814
Richard Perkinson	-	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814

**ARTICLE X**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers. Until Turnover, all Officers shall be appointed by the Declarant and shall serve at the pleasure of the Declarant; provided, however, that if at any time Declarant is not permitted under Florida law to appoint such Officers, then Declarant, as the Class "B" Member, shall have the right to elect all such Officers in accordance with the terms and procedures of the Declaration. Commencing with the Turnover Meeting, the Officers shall be elected by the Board, and they shall serve at the pleasure of the Board. The names and addresses of the persons who are to act in the capacity of Officers until the appointment/election and qualification of their successors are:

Stephen W. Orosz/President	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814
Ben Snyder/Vice President	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814
Richard Perkinson/Secretary/Treasurer	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814

N14000119096 3

N14000119096 3

**ARTICLE XI**  
**AMENDMENT**

These Articles may be changed, amended or modified at any time and from time to time, by the Members, Declarant, or the Board, in the same manner as the Members, Declarant, or the Board may change, amend or modify the Declaration, as set forth in the Declaration.

**ARTICLE XII**  
**INDEMNIFICATION**

12.1 Every Director and every Officer shall be indemnified by the Association against all expenses and liabilities, including attorneys' and other professionals' fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such 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, or having served at the Declarant's or the Association's request as a director or officer of any other person, whether or not he so serves the Association at the time such expenses are incurred, regardless of by whom the proceeding is brought, except in relation to matters as to which any such Director or Officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board approves 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 rights to which such Director or Officer may be entitled.

12.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding, if authorized by a majority of the Directors, only upon receipt of a written agreement or undertaking by or on behalf of such Director or Officer to repay such amounts if it shall ultimately be determined that such Director or Officer is not to be indemnified by the Association as authorized by these Articles.

12.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a Director or Officer, or is or was serving at the request of the Declarant or the Association as a director or officer of another person, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

**ARTICLE XIII**  
**BYLAWS**

The first Bylaws of the Association shall be adopted by the Declarant and may be altered, amended or rescinded in the manner provided in the Bylaws.

N14000119096 3

H14000119096 3

**ARTICLE XIV**  
**NON-STOCK CORPORATION**

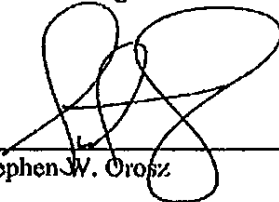
The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that in the Board's discretion, membership in the Association may, from time to time, be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

**ARTICLE XV**  
**INCORPORATOR**

The name and address of the Incorporator of this Corporation is:

NAME	ADDRESS
Stephen W. Orosz	2420 S. Lakemont Ave., Suite 450 Orlando, FL 32814

IN WITNESS WHEREOF, the incorporator has signed these Articles of Incorporation this 20<sup>th</sup> day of May, 2014.



\_\_\_\_\_  
Stephen W. Orosz

H14000119096 3

2014/05/20 10:05:02 10 /10

N14000119096 3

FILED  
SECRETARY OF STATE  
DIVISION OF REGISTRATION

2014 MAY 20 PM 12:54

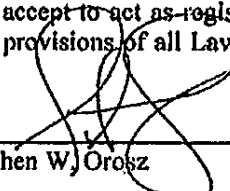
**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

BLACK LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 2420 S. Lakemont Ave., Suite 450, Orlando, FL 32814, has named Stephen W. Orosz, located at the above-registered office, as its registered agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all Laws applicable to the performance of such office.

  
\_\_\_\_\_  
Stephen W. Orosz

Dated: May 20, 2014

N14000119096 3