



**COVER LETTER**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Mil-Lake Estates III Home Owners Association Inc.  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

\$70.00  
Filing Fee

\$78.75  
Filing Fee &  
Certificate of  
Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** S. Cleveland Baker  
Name (Printed or typed)

3740 Mil Run Ct  
Address

Greenacres, FL 33463  
City, State & Zip

561-642-2061  
Daytime Telephone number

Millakeestates3@gmail.com  
E-mail address: (to be used for future annual report notification)

**NOTE:** Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION  
OF  
MIL-LAKE ESTATES III HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, the undersigned all of whom are owners within the Mil-Lake Estates Plat No. 3 subdivision and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Mil-Lake Estates III Homeowners Association, Inc., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at; 3740 Mil Run Ct., Greenacres, FL 33463

ARTICLE III

Cleveland Baker, whose address is 3740 Mil Run Ct., Greenacres, FL 33463 is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within certain tract of property described below:

Lots 1-20, inclusive, Mil-Lake Estates Plat No. 3, according to the plat thereof on file in the office of the clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 45, Pages 23 and 24.

and to promote health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

- a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Revived Declaration of Covenants, Conditions and Restrictions, hereinafter called the " Revived Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Palm Beach County, Florida, and as the same may be amended from time to time as therein provided, said Revived Declaration being incorporated herein as if set forth at length;

Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Revived Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association,

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MILWAUKEE, WISCONSIN

including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

- b. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- c. Borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust, or hypothecate any and all of its real or personal property as security for money borrows or debts incurred;
- d. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;
- e. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;
- f. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V  
MEMBERSHIP

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 assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI  
VOTING RIGHTS

The Association shall have one class of voting membership:

Class A. Class A members shall be all owners, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

ARTICLE VII  
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

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<u>Name</u>	<u>Address</u>
S. Cleveland Baker	6069 Strawberry Lakes Cir Lake Worth, FL 33463
Sriram Srinivasan	5002 Elpine Way West Palm Beach, FL 33418
Manual Parages	3776 Mil Run Ct Greenacres, FL 33463

At the first annual meeting the members shall elect a minimum of three directors for a term of one year, and at each annual meeting thereafter the members shall elect a minimum of three (3) directors for a term of three (3) years.

ARTICLE VIII  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX  
DURATION

The corporation shall exist perpetually.

ARTICLE X  
AMENDMENTS

Amendment to these Articles shall require the assents of seventy-five percent (75%) of the entire membership.

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 PALM BEACH COUNTY

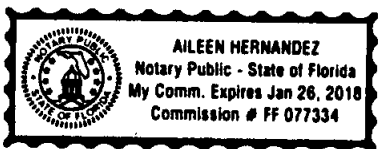
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of incorporation, this 22 day of July, 2014. I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

S. Cleveland Baker  
3740 Mil Run Ct., Greenacres, FL 33463

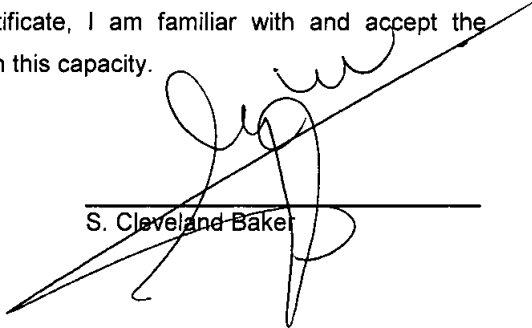
On this day before me, the undersigned authority, personally appeared S. Cleveland Baker, representing all of the incorporators of Mil- Lake Estates III Homeowners Association, Known to me to be the person described herein and they acknowledged before me that they executed the foregoing Articles of Incorporation of Mil-Lake Estates III Homeowners Association, for the purposes therein expressed.

WITNESS my hand and official seal, this 22 day of July, 2014.



[Signature]  
Notary Public  
My Commission Expires: Jan 26, 2018


Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

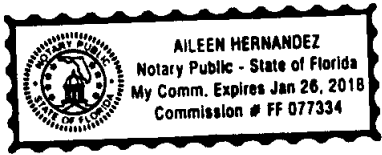
  
\_\_\_\_\_  
S. Cleveland Baker

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On this day before me, the undersigned authority, personally appeared S. Cleveland Baker, representing all of the incorporators of Mil- Lake Estates III Homeowners Association, Known to me to be the person described herein and they acknowledged before me that they executed the foregoing Articles of Incorporation of Mil-Lake Estates III Homeowners Association, for the purposes therein expressed.

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