

N22000001820

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☐ PICK-UP

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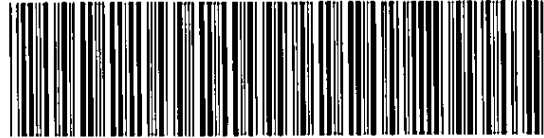
(Business Entity Name)

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2022 FEB 10 PM 12:45
TALLAHASSEE, FL 32301

FILED
SECRETARY OF STATE
2022 FEB 21 PM 4:30
TALLAHASSEE, FL 32301

2/21/22

COVER LETTER

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

SUBJECT: Lake Ann Preservation Group, 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: Dennis Muley
Name (Printed or typed)
14119 Pointe Anne Drive
Address
Ocala, Florida 33556
City, State & Zip

Daytime Telephone number

E-mail address: (to be used for future annual report notification)



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 10, 2022

DENNIS MULEY
14119 POINTE ANNE DRIVE
ODESSA, FL 33556

SUBJECT: LAKE ANN PRESERVATION GROUP, INC.
Ref. Number: W22000015525

We have received your document for LAKE ANN PRESERVATION GROUP, 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 document must have original signatures.

Please return 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) 245-6052.

Neysa Culligan
Regulatory Specialist III

Letter Number: 322A00003374

RECEIVED
2022 FEB 21 PM 12:08
ALLAHASSEE, FL 32009

ARTICLES OF INCORPORATION

2022 FEB 21 PM 4:30

OF

LAKE ANN PRESERVATION GROUP, INC.
(a Florida Corporation NOT-FOR-PROFIT)

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation for Not For Profit in compliance with Chapter 617 under the Laws of the State of Florida.

ARTICLE I - NAME

The name of the Corporation is: **LAKE ANN PRESERVATION GROUP, INC.**

ARTICLE II - ADDRESS

The initial street address of the principal office of this Corporation is: 14119 Pointe Anne Drive, Odessa, Florida 33556.

ARTICLE III – PURPOSE

The purpose of the Corporation is to maintain, preserve and restore the lakes and waterways abutting certain properties located in Pasco County, Florida. These lakes include Lake Ann (which is also known as Lake Parker), Lake Bass, and Lake Holiday; and other waterways (e.g., Barnes Canal) abutting and adjoining these bodies of water.

ARTICLE IV – MEMBERSHIP

Section One. Classes of Membership:

The Corporation shall have two classes of Membership:

- Class 1. The Class 1 Members shall consist of the following Homeowner Associations and Trust (who represent property owners who abut and have access to the lakes and waterways): The Property Owner's Association of Lake Parker Estates, Inc., Pointe Anne Homeowner's Association, Inc., Keystone Park Colony Homeowner's Association, Inc., and Holiday Trust, Inc. Each of these (four) Class 1 members shall elect one member of the Board of Directors.

- Class 2. The Class 2 Members shall consist of individual homeowners whose property abuts the lakes and waterways who choose to be members. These Homeowners include: Homeowners who reside on Wyndham Lakes Drive located in Odessa, Florida shall have the right to elect one (1) member of the Board of Directors. Homeowners who reside in the community known as Chesapeake and reside on Chesapeake Drive, Pelham Lane and Chisholm Lane in Odessa, Florida shall have the right to elect one (1) member of the Board of Directors. Homeowners who reside on Wadsworth Drive in Odessa, Florida shall have the right to elect one (1) member of the Board of Directors. In the event the individual homeowners fail to have a quorum to elect a Director to represent their interest, the existing Board of Directors may elect a person to fill the vacancy by majority vote.

Section Two, Eligibility and Powers:

Any person, including all individuals or organizations shall be eligible for regular membership in the Corporation, subject to the approval of the Board of Directors of the Corporation. An organization shall have one individual designated as its representative for the purpose of voting and representation.

Section Three, Admission to Membership.

The Directors shall prescribe the form and manner in which application may be made for membership.

Section Four, Property Rights.

No member shall have any right, title, or interest in any of the property or assets, including any earnings or investment income of this Corporation, nor shall any of the Corporation's property or assets be distributed to any member on its dissolution or winding up.

Section Five, Liability of Members.

No member of this Corporation shall be personally liable for any of its debts, liabilities, or obligations.

Section Six, Transfer, Termination, and Reinstatement.

Membership in this Corporation is nontransferable. Membership shall terminate upon the resignation or death of a member, when a member sells their property/home, or on a member's failure to pay the dues or assessments required in these Bylaws within sixty (60) days of the due date. A member whose membership has been terminated may apply for reinstatement in the same manner as application is made for initial membership.

ARTICLE V - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE VI - SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation is:

DENNIS MULEY
14119 Pointe Anne Drive
Odessa, Florida 33556

ARTICLE VII - INITIAL REGISTERED AGENT

The initial Registered Agent shall be **DENNIS MULEY** with an address of 14119 Pointe Anne Drive, Odessa, Florida 33556.

ARTICLE VIII - INITIAL OFFICERS

The names of the officers who are to serve and manage all of the affairs of the Corporation until the first election or appointment under these Articles of Incorporation are:

| | |
|---|-----------|
| Dennis Muley 14119 Pointe Anne Drive Odessa, Florida 33556 | President |
| Amy Jones 1658 Beachway Lane Odessa, Florida 33556 | Treasurer |
| Peter Buczynsky 1402 Wyndham Lake Drive Odessa, Florida 33556 | Secretary |

ARTICLE IX - INITIAL BOARD OF DIRECTORS

The manner of election of the Board of Director are set forth in the Bylaws of the Corporation. The names and residences of the first Board of Directors who shall hold office until their successors are elected and qualified are as follows:

Bryant King
1777 Beachway Lane
Odessa, Florida 33556

Edward Meenan
1514 Lake Parker Drive
Odessa, Florida 33556

Darrell Spell
1600 Coqui Court
Odessa, Florida 33556

Dennis Muley
14119 Pointe Anne Drive
Odessa, Florida 33556

Stephen Tucker
1338 Wyndham Lake Drive
Odessa, Florida 33556

Chip Byrne
14167 Wadsworth Drive
Odessa, Florida 33556

Nikki Golden
1349 Chesapeake Drive
Odessa, Florida 33556

ARTICLE X - BY LAWS

The By-Laws of the Corporation shall be adopted by the initial Board of Directors, as constituted under Article VII above, at the organizational meeting of the Board, and said By-Laws may be thereafter altered, amended, added to or rescinded by the Board at any regular or special meeting thereof.

ARTICLE XI - AMENDMENTS

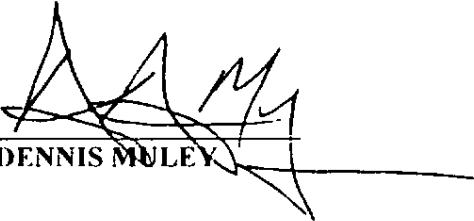
The Corporation reserves the right to amend these Articles of the Incorporation in accordance with the laws of the State of Florida.

ARTICLE XII - DISTRIBUTIONS ON LIQUIDATION OR DISSOLUTION

Upon dissolution of this Corporation, or the liquidation of its assets, whether voluntary or involuntary or by operation of law, except as and to the extent otherwise provided or required by law, the residual assets of the organization will be turned over to one or more organizations which themselves are exempt as organizations described in subsections 501(c)(3), (4) or (6) and 170(c)(2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State, or local government for exclusive public purpose.

ARTICLE XIII - INDEMNIFICATION

The Corporation shall indemnify every person who is or has served as an officer, director or member of the Corporation in the manner and to the full extent provided in the By-Laws.



DENNIS MULEY

Date: 2/11/2022

REGISTERED AND RESIDENT AGENT CERTIFICATE

OF

LAKE ANN PRESERVATION, INC.

In pursuance of Chapter 617.0501 and 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That the above-named Corporation desiring to organize under the Laws of the State of Florida with its principal office as indicated in the Articles of Incorporation and shown below has named the undersigned as its agent to accept service of process within this state at the address set forth below.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Corporation, at place designated in this Certificate, I hereby accept to act in the capacity, and agree to comply with the provision of said act relative to keeping open said office.


DENNIS MULEY
Registered Agent

Date: 2/11/2022

Registered and Resident Agent's Information:

Dennis Muley

FILED
SECRETARY OF STATE
OFFICE OF CORPORATIONS
2022 FEB 21 PM 4:30