

79500001398

State of Florida, Secretary of State  
Office of the Secretary  
The Capitol Plaza Level Z  
Tallahassee, Florida 32399-0250

March 20, 1995

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
MAR 22 AM 11:21

Dear Sir:

Kindly find enclosed, the Articles of Incorporation for the Lake County Mobile/Manufactured Housing Homeowners Association Inc., an association of mobile/manufactured housing who reside in Mobile/Manufactured Parks or Communities. These Articles are hereby submitted for the purpose of incorporating this Association as a non-profit Corporation in accordance with Florida Statues, Chapter 617 and Chapter 723 as amended. Your prompt attention and approval of these Articles of Incorporation will be appreciated as time is of the essence. Please return the second copy of these Articles, stamped as filed. Thanking you in advance, I remain,

Very Truly Yours

*Stephen T. Cook*, PRESIDENT  
Stephen Park  
2120 Chesapeake Place  
Grand Island Florida 32735  
(904) 669-7872

3/23/95  
*JD*

700001436937  
-03/22/95--01100--011  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

ARTICLES OF INCORPORATION  
LAKE COUNTY MOBILE/ MANUFACTURED HOUSING HOMEOWNERS'  
ASSOCIATION INC.

The undersigned, each with the capacity to contract, hereby executes and acknowledges these articles of incorporation for the purpose of forming a corporation not for profit under and by virtue of the laws of the State of Florida as contained in the provisions of Chapter 617, Florida Statutes as amended.

ARTICLE I, NAME AND ADDRESS

The name of the corporation shall be LAKE COUNTY MOBILE /MANUFACTURED HOUSING HOMEOWNERS ASSOCIATION INC. The address of the corporation shall be 03941 Citrus Circle, Fruitland Park, Florida 34731.

ARTICLE II, PURPOSE AND POWERS

The general purpose for which the corporation is organized is to promote, protect, and preserve the rights and privileges of residents of manufactured housing and mobile homes primarily through the dissemination of information on matters affecting or designed to effect the lifestyles of such residents.

As a means of accomplishing such purpose, the corporation, through its duly constituted officers or their designees, shall undertake and maintain a dialogue with Federal, State, County and Local officials on actions or contemplated actions involving, but not necessarily limited to, the environment, taxing, zoning, fire and police protection or legislation or the exercise of rule making authority of such bodies with the hope and expectation that such dialogue shall preserve and enhance the quality of life of said residents.

The hereinbefore stated powers shall not be exclusive and the corporation shall have the power to transact any and all business permitted or otherwise conferred upon corporations incorporated under Chapter 617, Florida Statutes.

ARTICLE III, QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION

The membership shall consist of resident owners of mobile/manufactured homes located in mobile/manufactured parks or communities. To qualify, members shall have paid all dues, assessments and charges required of this corporation's membership; such dues, assessments and charges to be established from time to time by the Board of Directors. Under no circumstances shall any park/community owner or employee or partner in or shareholder of a corporation that owns such park/community be admitted to membership.

The manner of exercising voting rights shall be determined by the By-laws of the corporation.

ARTICLE IV. TERM

The date of commencement of corporate existence shall be when these Articles of Incorporation have been filed with the Department of State and approved by it and the respective filing fees have been paid; the term for which the corporation is to exist shall be perpetual. In the event of the dissolution of the corporation, no part of the corporation's earnings shall inure to the benefit of any of its members.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 03941 Citrus Circle, Fruitland Park, Florida, 34731, and the name of the initial registered agent of the corporation at such address is John F. Gammon:

ARTICLE VI. INCORPORATORS

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

<u>Name</u>	<u>Address</u>
Donald Drolshagon	97 Jodi Avenue, Leesburg, FL 34788
Gerald Dupuis	191 Paradise No., Leesburg, FL 34788
Robert Barbour	1240 Sunset Drive, Leesburg, FL 34788
<del>AND</del> Steven Park STEVEN T PARK	2120 Chesapeake Pl. Grand Island, FL 32735

ARTICLE VII. OFFICERS

The affairs of this corporation shall be managed by the officers whose positions and duties are set forth in the By-Laws. The officers shall be elected by the Board of Directors at the first meeting. If a vacancy occurs in any office, it shall be filled in accordance with the By-Laws. The names and addresses of the officers who are to serve until the first such election are as follows:

<u>Name</u>	<u>Address</u>
Steven Park	2120 Chesapeake Pl. Grand Island, FL 32735
Gerald Dupuis	191 Paradise No., Leesburg, FL 34788
Robert Barbour	1240 Sunset Drive, Leesburg, FL 34788

ARTICLE VIII. DIRECTORS

The Board of Directors of the corporation shall consist of no less than five directors as determined by the By-Laws. Directors shall be elected at the annual meeting of the members as set forth in the By-Laws. Directors may be removed and the vacancies shall be filled in the manner provided by the By-Laws.

The Board of Directors shall be members of the corporation.

The directors named in these Articles shall serve as directors for the ensuing year, or until the first annual meeting of the corporation, and any vacancies before then shall be filled in the manner set forth in the By-Laws. The directors shall be compensated for only those expenses incurred directly for and on behalf of the corporation.

The names and addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Donald Drolshagan	97 Jodi Avenue, Leesburg, FL 34788
Gerald Dupuis	191 Paradise No., Leesburg, FL 34788
Robert Barbour	1240 Sunset Drive, Leesburg, FL 34788
Stephen Park	2120 Chesapeake Pl. Grand Island, FL 32735
Milton Shaw	55 Kumquat Pl., Tavares, FL 32778

#### ARTICLE IX. INDEMNITY

This corporation shall have power to indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the corporation) by reason of the fact that he is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding (or any appeal therein) if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in

a manner which he reasonably believed to be in or not opposed to the best interests of the corporation, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

This corporation shall have power to indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the corporation to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee, or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against expenses (including attorneys' fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit or appeal therein, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the corporation and except that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misconduct in the performance of his duty to the corporation unless and only to the extent that the Court of Chancery or the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of the all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the Court of Chancery or such other court shall deem proper.

To the extent that a director, officer, or employee or agent of this corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in the two (2) preceding paragraphs or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

Any indemnification under this Article (unless ordered by a court) shall be made by the corporation only as authorized in the specific case upon a determination that indemnification of the director, officer, employee, or agent is proper in the circumstances because he has met the

applicable standard of conduct set forth in this Article. Such determination shall be made (1) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit, or proceeding, or (2) if such a quorum is not obtainable, or, even if obtainable a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or (3) by the members.

Expenses incurred in defending a civil or criminal action, suit, or proceeding may be paid by the corporation in advance of the final disposition of such action, suit, or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the director, employee, or agent to repay such amount unless it shall be determined ultimately that he is entitled to be indemnified by the corporation as authorized in this Article

The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-law, agreement, vote of members or disinterested directors or otherwise, both as to action in his official capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person.

This corporation shall have power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise 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 corporation would have the power to indemnify him against such liability under the provisions of this Article.

#### ARTICLE X. BY-LAWS

The first By-Laws of the corporation shall be adopted by the Board of Directors and shall be presented to the membership for approval. Such By-Laws may be amended, altered, or rescinded by the Board of Directors in the manner provided by such By-Laws and shall be presented to the membership in attendance at a meeting called for membership consideration and approval.

ARTICLE XI. AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended in the manner provided by statute or in the following manner:

Every amendment shall be approved by the Board of Directors, proposed by them to the members and approved at a membership meeting for which due notice of the proposed amendment was given, by affirmative vote of a majority of the members in attendance.

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles of Incorporation this 27 day of

January, 1995.

Donald D. Shroyer  
Stephen T. [unclear]  
[unclear]  
Robert B. [unclear]

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 1995 by Donald D. Shroyer  
STEPHEN T. [unclear], GERALD S. DUPUIS and  
ROBERT F. BARSCHE, Incorporators of Lake County  
Mobile/Manufactured Housing Homeowners' Association, Inc.

Reverly W. White  
NOTARY PUBLIC

Reverly W. White  
[unclear]  
[unclear]



OFFICIAL SEAL  
REVERLY W. WHITE  
My Commission Expires  
May 20, 1996  
Comm. No. CC 202854

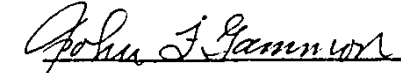
CERTIFICATE DESIGNATING PLACE BUSINESS OR DOMICILE FOR  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON  
WHOM PROCESS MAY BE SERVED

In compliance with Section 617.023, Florida Statutes,  
the following is submitted:

That LAKE COUNTY MOBILE/MANUFACTURED HOUSING  
HOMEOWNERS' ASSOCIATION, INC., desires to organize under the  
laws of the State of Florida, with its principal office, as  
indicated in the Articles of Incorporation, at 03941 Citrus  
Circle, Fruitland Park, Lake County, Florida, 34731, has  
named John F. Gammon located at the same address as above  
stated, as its agent to accept service of process within  
this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the  
above-named corporation, at the place designated in this  
certificate, the undersigned agrees to act in this capacity,  
and agrees to comply with the provisions of Florida law  
relative to keeping the designated office open.

  
Registered Agent