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SAMUEL M. NELSON
JAMES R. PRATT
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May 1, 1996

State of Florida Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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****122.50
122.50

Re: Isles of Lake Hancock Homeowners Association, Inc.

Gentlemen:

Enclosed are the following:

1. The original and one copy of Articles of Incorporation of Isles of Lake Hancock Homeowners Association, Inc.; and
2. Check in the amount of \$122.50 representing the required fees as follows:

Filing fees	\$ 35.00
Certified copy	52.50
Registered Agent Designation	35.00.

Please return the certified copy to my attention. If you have any questions or comments regarding the enclosed, please do not hesitate to contact me.

Sincerely yours,

Ginger L. Hodges

Ginger L. Hodges
Paralegal/Commercial Real Estate

Enclosures

5/13/96

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
56 MAY -5 PM 2:27

RECORDED
INDEXED
96 MAY -5 PM 2:27

**ARTICLES OF INCORPORATION OF
ISLES OF LAKE HANCOCK HOMEOWNERS ASSOCIATION, INC.**

(a corporation not for profit)

The undersigned subscribers and directors hereby file the Articles of Incorporation of **ISLES OF LAKE HANCOCK HOMEOWNERS ASSOCIATION, INC.**, pursuant to §617.02, Fla. Stat.

ARTICLE I

The name of the Corporation shall be **ISLES OF LAKE HANCOCK HOMEOWNERS ASSOCIATION, INC.** and its mailing address shall be P.O. Box 140411, Orlando, Florida 32814.

ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate the common areas and recreational facilities not for profit but solely for the mutual advantages of the members, to present a unified effort to the members in protecting the value of the property of the members in Isles of Lake Hancock, Orange County, Florida; and to engage in such other activities in Isles of Lake Hancock according to the plat thereof to be recorded in the Public Records of Orange County, Florida.

(1) 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 Declaration of Restrictions on Real Estate, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Comptroller, Orange County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(2) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses in connection therewith and all office and other expenses incident to the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association.

(3) 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 Club Association;

(4) Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(5) 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 each class of members, agreeing to such dedication, sale or transfer;

(6) Participate in mergers and consolidations with other non-profit organizations organized for the same purposes or annex additional residential property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members, and shall be approved by the Veteran's Administration or the Federal Housing Administration where such approval is required by the Declaration.

(7) 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 III

The members of the Corporation shall be limited to owners of lots in Isles of Lake Hancock according to the Plat thereof to be recorded in the Public Records of Orange County, Florida, and owners of any subsequent lots which may be annexed to that certain Declaration of Covenants and Restrictions to be recorded in the Public Records of Orange County, Florida. Every person or entity who is a record owner of a free 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 I of the Declaration to be recorded in the Public Records of Orange County, Florida provides for this Association, and said Declaration is incorporated herein as set forth at length.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The name and street address of the initial registered office and the initial registered agent is as follows:

Scott D. Clark
369 N. New York Avenue
Winter Park, Florida 32789

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors of not less than three (3) nor more than seven (7). The Board of Directors shall be elected by the members of the Corporation and shall be elected annually. The Board of Directors shall elect or appoint a President, Vice President, Secretary, Treasurer, and Assistant Secretary at the first meeting of the Board of Directors following each annual meeting of the members. The duties of the officers shall be prescribed by the Bylaws of the Corporation.

ARTICLE VII

The names of the officers who are to serve until the first election by the Board of Directors shall be:

Edward C. Neill
P.O. Box 3916
Hickory, North Carolina 28603

President

Donald R. Allen, Jr.
P.O. Box 140411
Orlando, Florida 32814

Vice President/
Secretary/Treasurer

ARTICLE VIII

The Bylaws of the Association shall be adopted by the Board of Directors. Thereafter, the Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the VA/FHA shall have the right to veto amendments while there is a Class B membership.

ARTICLE IX

The names of the persons constituting the first Board of Directors and who will serve until the first election are:

Edward C. Neff
P.O. Box 3916
Hickory, North Carolina 28603

Donald R. Allen, Jr.
P.O. Box 140411
Orlando, Florida 32814

Cynthia L. Aston
P.O. Box 140411
Orlando, Florida 32814.

ARTICLE X

The name and street address of the incorporator of these Articles of Incorporation is Scott D. Clark, 369 N. New York Avenue, Winter Park, Florida 32789.

ARTICLE XI

Amendments to the Articles of Incorporation may be proposed by any member and adopted by a seventy-five percent (75%) vote thereof.

ARTICLE XII

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of 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 XIII

So long as there is a Class B membership, the following actions will require the prior approval of the FIA or VA: annexation of additional properties, mergers and consolidations, mortgaging or common areas, dedication of common area, dissolution and amendment of these Articles.

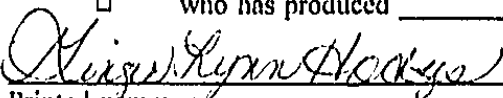
IN WITNESS WHEREOF, the undersigned have subscribed their names respectively to the Articles of Incorporation of ISLES OF LAKE HANCOCK HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, this 2nd day of May, 1996.



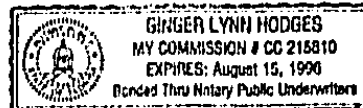
Scott D. Clark
Incorporator

SWORN TO AND SUBSCRIBED before me this 2nd day of May, 1996, by
SCOTT D. CLARK

- ☒ who is personally known, or
☐ who has produced _____ as identification.



Printed name: _____
Notary Public - State of Florida at Large
Commission Number: _____
My Commission expires: _____



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

FILED
CLERK OF STATE
OFFICE OF CORPORATIONS
96 MAY -6 PM 2:27

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

That ISLES OF LAKE HANCOCK HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation has named Scott D. Clark, located at 369 N. New York Avenue, Suite 300, City of Winter Park, County of Orange, State of Florida, as its agent to accept service of process within this state.

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

DATED: May 2, 1996.



Scott D. Clark