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LAW OFFICES

BOONE, BOONE, BOONE & HINES, P. A.

P. O. BOX 1896

VENICE, FLORIDA 34284

ESTABLISHED 1986

STREET ADDRESS:

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TELEPHONE (941) 488-0710

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E. G. (DAN) BOONE
JEFFERY A. BOONE
STEPHEN K. BOONE
CHARLES D. HINES
JOHN S. KODA

November 5, 1996

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32301

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****122.50 ****122.50

Re: LYCHEE LANE ASSOCIATION, INC.

Dear Sir:

We enclose original and one copy of Articles of Incorporation for the above corporation. Also enclosed is our check in the amount of \$122.50 to cover the cost of this filing.

Filing Fee	\$ 35.00
Registered Agent Designation	35.00
Certified Copy of Articles	52.50
Total Filing Fee	\$122.50

The corporation's beginning date is November 6, 1996.

Please return a certified copy of the Articles of Incorporation to our office at the post office box listed above.

Thank you for your attention to this matter.

Very truly yours,

Stephen K. Boone
Stephen K. Boone

jsb
enclosures

NOV 8 1996

BSB

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LYCHEE LANE ASSOCIATION, INC.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned natural persons of legal age, all of whom are citizens of the State of Florida, for the purpose of forming a corporation under the Florida Not For Profit Corporation Act, hereby adopt the following Articles of Incorporation.

**ARTICLE ONE
NAME**

The name of the Corporation (hereinafter called the Association) is LYCHEE LANE ASSOCIATION, INC.

**ARTICLE II
PRINCIPAL OFFICE**

The address of the principal office of the Association is 2111 Lychee Lane, Nokomis, Florida 34275. The mailing address of the Association is P.O. Box 455, Laurel, Florida 34272.

**ARTICLE THREE
PURPOSE**

(A) The specific primary purposes for which the Association is organized is to provide an entity pursuant to Chapter 617, F.S., for the ownership, maintenance, preservation, and control of the roadway commonly known as Lychee Lane, located in Nokomis, Sarasota County, Florida.

(B) The activities of the Association shall be financed by assessments on members as provided in the Bylaws of the Association, and as provided in the Perpetual Easement and Maintenance Agreement applicable to Lychee Lane, to be recorded in the public records of Sarasota County, Florida.

**ARTICLE FOUR
POWERS**

(A) The Association shall have all of the common-law and statutory powers of a corporation not in conflict with the terms of these Articles of Incorporation or Chapter 617, F.S.

(B) The Association shall have all of the powers and duties set forth in Chapter 617, F.S., and all of the powers and duties reasonably necessary to own, maintain, and manage the roadway commonly known as Lychee Lane pursuant to these Articles, the Association's Bylaws, and the Perpetual Easement and Management Agreement (the "Easement"), as they may be amended from time to time, and including, but not limited to, the following:

(a) To affix, levy and collect all charges and assessments pursuant to the terms of the Bylaws and the Easement, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed on the property of the Association;

(b) To acquire (by gift, purchase or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use or otherwise dispose of real and personal property in connection with the affairs of the Association;

(c) To borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of each class of members, mortgage, pledge, convey by deed of trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) To dedicate, sell or transfer all or any part of the common areas to any municipality, public agency, authority or utility for such purposes and subject to such conditions as may be agreed on 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;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation or annexation shall have the consent by vote or written instrument of two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(g) Have and exercise any and all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Bylaws and Easement, and no part of any net earnings shall inure to the benefit of any member.

**ARTICLE FIVE
REGISTERED AGENT**

The street address of the initial registered office of the Association is 1001 Avenida del Circo, Venico, Florida 34285, and the name of its initial registered agent at such address is Stephen K. Boone, Esquire.

**ARTICLE SIX
MEMBERS**

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any property which is subject by the Bylaws and the Easement to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of property which is subject to assessment by the Association.

(b) Each owner shall be entitled to one vote for each parcel of property owned. When more than one person holds an interest in any parcel, all such persons shall be members. The vote for such parcel shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any one parcel.

**ARTICLE SEVEN
DIRECTORS**

Election of directors shall be as provided in the Association's Bylaws.

**ARTICLE EIGHT
DISTRIBUTION OF ASSETS ON DISSOLUTION**

On dissolution the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization organized and operated for such similar purposes.

ARTICLE NINE
INCORPORATOR

The name and street address of the incorporator are as follows:

Leon Ferber
2111 Lychoo Lane
Nokomis, Florida 34275

The undersigned has executed these Articles of Incorporation at Venice, Florida, this 5th day of November, 1996.

Leon Ferber

Leon Ferber, Incorporator

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 5th day of November, 1996, by LEON FERBER, who is personally known to me or produced nila as identification.

NOTARY PUBLIC

Sign

Maria Eaton

Print Maria Eaton

(SEAL)

My Commission Expires:



MARIA EATON
My Comm Exp. 1/17/99
Bonded By Service Ins
No. CC433702
☐ Personally Known ☐ Other ID

ACCEPTANCE OF REGISTERED AGENT

The undersigned, who has been designated registered agent and to accept service of process for the above corporation, affirms that his name is Stephen K. Boone, and the address for the registered office of the corporation is 1001 Avenida del Circo, Venice, Florida 34285. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



Stephen K. Boone

Date: Nov. 5, 1996

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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