

GRAHAM, CLARK, JONES, BUILDER, PRATT & MARKS  
ATTORNEYS AT LAW

369 NORTH NEW YORK AVENUE  
POST OFFICE DRAWER 1690  
WINTER PARK, FLORIDA 32790  
TELEPHONE (407) 647-4455  
TELECOPIER (407) 740-7069

J. LINDSAY BUILDER, JR.  
SCOTT D. CLARK  
DOUGLAS K. GARTENLAUB  
JESSE E. GRAHAM  
JESSE E. GRAHAM, JR.  
JESSICA K. HEW  
FREDERICK W. JONES  
JEFFREY L. KAPLAN  
HOWARD S. MARKS  
SAMUEL M. NELSON  
JAMES R. PRATT  
GEOFFREY D. WITHERS

December 2, 1997

N97000006765



VIA FEDERAL EXPRESS

Secretary of State  
State of Florida  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32399

700002362087--8  
-12/03/97--01066--012  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Royal Palms Homeowners Association, Inc.

Gentlemen:

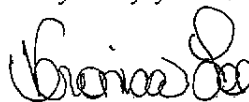
Enclosed herewith please find an original and one copy of the Articles of Incorporation for the above corporation. Our check in the amount of \$122.50 is also enclosed representing payment of the following fees:

Filing Fee	\$35.00
Certified Copy of Articles	52.50
Certificate of Registered Agent	<u>35.00</u>
Total	\$122.50

The enclosed copy is for certification. Please return the certified copy to the undersigned. For your convenience, I have enclosed a self-addressed, stamped envelope for returning the certified copy to my office.

Thank you for your prompt attention to the filing of these Articles. Should you have any questions whatsoever, please do not hesitate to contact me.

Very truly yours,

  
Veronica Lee

Encls.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 DEC -3 AM 9:16

RP  
12-5-97

**ARTICLES OF INCORPORATION  
OF  
ROYAL PALMS  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida corporation not for profit**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

97 DEC -3 AM 9:16

In compliance with the requirements of Florida Statute 617, the undersigned, who is a resident of the State of Florida, and who is of full age, for the purpose of forming a Florida corporation not for profit, hereby certifies:

**ARTICLE I - NAME OF CORPORATION**

The name of the corporation is ROYAL PALMS HOMEOWNERS ASSOCIATION, INC., a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

**ARTICLE II - PRINCIPAL OFFICE OF THE ASSOCIATION**

The initial principal office of the Association is located at P.O. Box 1567, Goldenrod, Florida 32733, or other location designated by the Board of Directors.

**ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE**

ROBERT J. POLYAK with an office at 9937 Lake Georgia Drive, Orlando, Florida 32817, is hereby appointed the initial Registered Agent of this Association.

**ARTICLE IV  
PURPOSE 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 the maintenance, preservation and architectural control of the Lots and Common Area within that Property described as:

ROYAL PALMS, according to the plat thereof recorded or to be recorded in the Public Records of Polk County, Florida,

together with such Additional Property located in Polk County, Florida, which may be brought within the jurisdiction of the Association from time to time, as provided in the "Declaration" referred to hereinbelow, and to promote the 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 this purpose to:

(a) exercise of 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 Covenants, Conditions and Restrictions for Royal Palms, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Public Records of Polk County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length (all capitalized terms, unless otherwise provided herein, shall have the same meaning as defined in the Declaration) and pursuant to Florida Statutes (1995) Sections 617.301

through 617.312;

(b) 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 incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) 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;

(d) borrow money, and with the assent of two-thirds (2/3) of the Lot Owners (excluding the Declarant), mortgage or pledge, any or all of its real or personal property as security for money borrowed or debts incurred;

(e) 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 Lot Owners (excluding the Declarant), 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 Area, provided that any such merger, consolidation, or annexation shall comply with the requirements of the Declaration;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under Florida Not For Profit Corporation Act by law may now or hereafter have or exercise; and

(h) operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the Southwest Florida Water Management District Permit No. 4416498 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. The Association shall levy and collect adequate assessments against Members of the Association for the maintenance and repair of the Surface Water or Stormwater Management Systems including but not limited to work within retention areas, drainage structures and drainage easements.

(i) operate, maintain and manage the Common Area. The Association shall levy and collect adequate assessments against Members of the Association for the maintenance of the Common Area.

#### **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 any 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 two (2) classes of voting membership:

(a) Class A. Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) 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 (1) vote be cast with respect to any Lot. When reference is made herein or in the Association Bylaws to a majority or a specific percentage or fraction of Members to establish a quorum or to carry a vote, such references shall be deemed to mean and refer to such majority, percentage or fraction entitled to vote on the basis of one (1) vote per Lot.

(b) Class B. The Class B Member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

(1) when seventy-five percent (75%) of the Lots are deeded to Class A Members and have certificates of occupancy issued thereon.

(2) three (3) months after ninety percent (90%) of the maximum number of residential Lots allowed for the Property have been conveyed to Class A Members.

(3) ten (10) years after the date of the recording of this Declaration in the Public Records of Polk County, Florida.

Notwithstanding the cessation of Class B Membership in accordance with the above, if Additional Property is made subject to this Declaration, Class B Membership shall be reinstated for all Lots owned by Declarant so long as seventy-five percent (75%) of the then total number of Lots has not been deeded to Class A Members.

(4) upon voluntary conversion to Class A Membership by the Declarant.

#### ARTICLE VII - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not more than nine (9) directors, who need not be Members of the Association. The initial number of Directors shall be three (3) and may be changed by amendment of the By-Laws of the Association. The names and address of the persons who are to act in the capacity of Directors until the selection of their successors are:

ROBERT J. POLYAK	P.O. Box 1567 Goldenrod, Florida 32733
HELENA K. POLYAK	P.O. Box 1567 Goldenrod, Florida 32733
BARBARA A. POLYAK	P.O. Box 1567 Goldenrod, Florida 32733

At the first annual meeting, the Members shall elect one (1) Director for a term of one (1) year, one Director for a term of two (2) years and one (1) Director for a term of three (3) years; and at each annual meeting thereafter the Members shall elect one (1) Director for a term of three (3) years. In the event the number of Directors is more than three (3), additional Directors shall be elected for a term of three (3) years.

The Declarant is entitled to elect or appoint at least one (1) Director as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots.

## ARTICLE VIII - INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is as follows:

ROBERT J. POLYAK

P.O. Box 1567  
Goldenrod, Florida 32733

## ARTICLE IX - OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general Membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent Officers of this Association by the Board of Directors, the following named persons shall be the temporary Officers of the Association until their successors have been duly elected:

ROBERT J. POLYAK

President

BARBARA A. POLYAK

Vice President

HELENA K. POLYAK

Secretary/Treasurer

## ARTICLE X - BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, 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 Department of Housing and Urban Development (HUD)/Veterans Administration (VA) shall have the right to veto amendments while there is a Class B membership.

## ARTICLE XI - DISSOLUTION

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 nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation. The dissolution procedures described in this Article XI are also subject to court approval pursuant to the provisions of The Florida Not For Profit Corporation Act.

## ARTICLE XII - DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XIII - AMENDMENTS

Amendment of these Articles of Incorporation shall require the approval of at least two-thirds (2/3) vote of the Lot Owners.

ARTICLE XIV - CONFLICT

In the event that any provision of these Articles of Incorporation conflicts with any provision of Declaration, the provision of Declaration in conflict therewith shall control. If any provision of these Articles of Incorporation conflicts with any provision of the Bylaws, the provisions of these Articles of Incorporation shall control.

ARTICLE XV - INDEMNIFICATION

The Directors and Officers of the Association shall be indemnified by the Association to the fullest extent now or hereafter permitted by law and shall not be personally liable for any act, debt, liability or other obligation of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for assessments, fees, etc. as provided in the Declaration or as otherwise provided by law.

ARTICLE XVI - HUD/VA APPROVAL

As long as there is a Class B Membership, the following actions will require the prior approval of HUD/VA: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles of Incorporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the incorporator, has executed these Articles of Incorporation, this 2nd day of December, 1997.

Witnesses:

[Signature]
Print Name: Geoff D. Wilton

[Signature]
Print Name: Veronica Lee

INCORPORATOR:

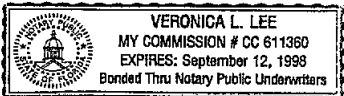
[Signature]
ROBERT J. POLYAK

Address: P.O. Box 1567
Goldenrod, Florida 32733

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of December, 1997, by ROBERT J. POLYAK, who is (a) [checked] personally known to me or has (b) produced as identification.

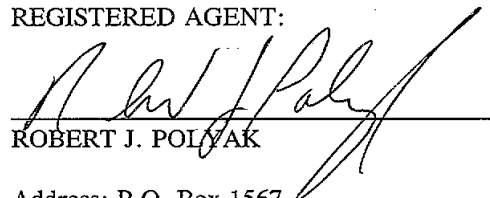
[Signature]
Print Name: Veronica Lee
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
My Commission No.:



ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the foregoing designation as the Registered Agent for said corporation.

REGISTERED AGENT:

  
ROBERT J. POLYAK

Address: P.O. Box 1567  
Goldenrod, Florida 32733

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 DEC -3 AM 9:16