



N98000005236

September 2, 1998

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

Re: Crane's Landing HOA

400002634244--0  
-09/08/98-01132-014  
\*\*\*\*122.50 \*\*\*\*122.50

Dear Sirs:

Please find enclosed two (2) original executed copies of our Articles of Incorporation as well as our check in the amount of \$122.50. We ask that you please file and certify the Articles, then return one (1) original showing the "Filed" stamp. We must have an original for recording with the Clerk of the Court in Lake County.

Should you have any questions or need any additional information, please do not hesitate to call the undersigned.

Sincerely,

*Lisa M. Riding*  
Lisa M. Riding  
Contract Administrator

FILED  
98 SEP - 8 PM 12: 22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*DMC*  
*9-14-98*

**JAYMARK**  
BUILDERS &  
DEVELOPERS, INC.  
230 MOHAWK ROAD  
CLERMONT, FL 34711  
(352) 242-0073  
Fax (352) 242-1960

**ARTICLES OF INCORPORATION  
OF  
CRANE'S LANDING HOMEOWNERS' ASSOCIATION, INC.  
(A Corporation not-for profit)**

**FILED**  
98 SEP -8 PM 12:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I - NAME**

The name of the corporation is CRANE'S LANDING HOMEOWNERS' ASSOCIATION, INC.

**ARTICLE II - PURPOSE AND POWERS**

The general nature of the objectives and purposes of this corporation shall be to promote and encourage maintenance and welfare of the owners of the lots in CRANE'S LANDING, a subdivision recorded in Plat Book \_\_\_\_\_, page(s) \_\_\_\_\_, Public Records of Lake County, Florida.

The Association shall operate, maintain and manage the designated surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 40-069-0287-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declarations of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system, landscape easements, recreational areas and common areas and for the upkeep of the entrance sign or signs.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

**ARTICLE III - MEMBERSHIP**

The membership of this corporation shall be open to all owners of lots in Crane's Landing. Every person or entity that is a record owner of any lot shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the lot.

**ARTICLE IV - TERM OF EXISTENCE AND REGISTERED  
AGENT AND OFFICE**

The 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.

The name and initial Registered Agent of this corporation and the street address of the initial Registered Agent of the corporation are as follows:

JOSEPH E. ZAGAME      P.O. Box 2310 Minneola, FL 34755

Street Address:                      230 Mohawk Road, Clermont, FL 34711

The principal office shall be 230 Mohawk Road, Clermont, FL 34711.

**ARTICLE V - BOARD OF DIRECTORS**

The Board of Directors shall manage the business affairs of this corporation. The manner of selection and number of directors shall be established in the By-laws but shall never be fewer than three (3) directors, or more than seven (7). The names of the persons who are to serve as the directors of the corporation until the first election are:

- JOSEPH E. ZAGAME     P.O. Box 2310, Minneola, FL 34755
- JANE C. ZAGAME     P.O. Box 2310, Minneola, FL 34755
- ROBERT M. SHAKAR     P.O. Box 2310, Minneola, FL 34755

**ARTICLE VI - OFFICERS**

The officers of the corporation shall be a President, Vice President, Secretary and Treasurer. The Secretary and Treasurer may be the same person. The President as required will appoint the initial Secretary and Treasurer. The name of the persons who are to serves as officers of the corporation until the first election are:

<u>Officer</u>	<u>Name</u>	<u>Address</u>
President	JOSEPH E. ZAGAME	P.O. Box 2310 Minneola, FL 34755
V. Pres.	JANE C. ZAGAME	P.O. Box 2310 Minneola, FL 34755

**ARTICLE VII - SUBSCRIBERS**

The names of the subscribers of these Articles are:

- JOSEPH E. ZAGAME     P.O. Box 2310, Minneola, FL 34755
- JANE C. ZAGAME     P.O. Box 2310, Minneola, FL 34755

**ARTICLE VIII - BY-LAWS**

The By-Laws of this corporation may be made, altered or rescinded by two-thirds (2/3) vote of the members present at any duly called meeting of the corporation. The corporation may establish quorum requirements in its By-Laws.

**ARTICLE IX - AMENDMENTS**

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the members present at any special meeting of this corporation duly called for that purpose.

**ARTICLE X - ANNEXATION OF ADDITIONAL PROPERTIES**

Annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendments of the Articles of Incorporation shall require prior approval of HUD/VA as long as there is a class B Membership.

**ARTICLE XI - DISSOLUTION**

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-42.27, F.A.C., and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE XII - DISTRIBUTION OF ASSETS  
UPON DISSOLVING**

No person, firm or corporation shall ever receive any dividends or profits from the undertakings of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under the Internal Revenue Code, or to state or local government for a public purpose, and none of the assets will be distributed to any member officer, director or trustee of this corporation.

*Joseph E. Zagame*  
\_\_\_\_\_  
JOSEPH E. ZAGAME

*Jane C. Zagame*  
\_\_\_\_\_  
JANE C. ZAGAME

I hereby am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.

*Joseph E. Zagame*  
\_\_\_\_\_  
JOSEPH E. ZAGAME, Registered Agent

STATE OF FLORIDA        )  
                                  : ss.  
COUNTY OF LAKE        )

BEFORE ME, a Notary Public duly authorized to take acknowledgments in the state and county set forth above, personally appeared JOSEPH E. ZAGAME and JANE C. ZAGAME known to me to be the persons who executed the foregoing Article of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation. Said persons are personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affix my official seal in the state and county named above this 2nd day of September, 1998.

*Lisa M. Riding*  
\_\_\_\_\_  
Notary Public  
State of Florida  
My commission expires:



LISA M. RIDING  
Notary Public, State of Florida  
My Comm. Exp. Aug. 11, 1999  
Comm. No. CG 469585