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Division of Corporations

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Division of Corporations  
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**FLORIDA NON-PROFIT CORPORATION**

**Swann Medical Complex Property Owners' Association,**

Certificate of Status	1
Certified Copy	0
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*5/12/99*  
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FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

May 12, 1999

FLOYD & SAMMONS, P.A.

SUBJECT: SWANN MEDICAL COMPLEX PROPERTY OWNERS' ASSOCIATION, INC.  
REF: W99000010861

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ARTICLES OF INCORPORATION  
OF

Swann Medical Complex Property Owners' Association, Inc.

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I.

NAME

The name of this corporation is: Swann Medical Complex Property Owners' Association, Inc.

ARTICLE II.

INITIAL PRINCIPAL PLACE OF BUSINESS

THIS INSTRUMENT PREPARED BY: AND MAILING ADDRESS

Thomas C. Floyd  
1552 Sixth Street SE  
Winter Haven, FL 33880  
(941) 293-3801

Bar No.: The street address of the initial principal office of the  
155815

corporation in the State of Florida is 1421 Hillway Road, Apopka,  
Florida 32703. The mailing address of the Corporation shall be  
1421 Hillway Road, Apopka, Florida 32703. The Board of Directors

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may from time to time move the principal office to any other address.

### ARTICLE III.

#### CORPORATE PURPOSE AND MEMBERS OF THE CORPORATION

*Purpose of Corporation.* The purpose of the corporation is to act as the association for the Swann Medical Complex, a Planned Unit Development located in Polk County, Florida.

*Membership in Association.* Every Owner of a Lot in the development shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment.

*Voting Rights.* Members shall be all Owners and shall be entitled to vote their shares. When more than one person or entity holds an interest in a given Lot, all such persons or entities shall be Members and the vote for such Lot shall be exercised as they may determine among themselves but the shares shall be voted in one block. For example, if two shares are allocated to the owners of a Lot, both shares must be voted in the same way on a given issue as determined among the owners of that Lot.

*Non-Payment of Charges and Assessments.* Any Member who

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is delinquent in the payment of any charges duly levied by the Association against the Lot shall not be entitled to a vote until all such charges together with such reasonable penalties as the board of directors of the Association may impose have been paid.

## ARTICLE IV.

## DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time, as provided in the bylaws.

Members of the first Board of Directors shall serve until their successors are elected or appointed and have qualified. Directors shall be elected by a vote of the members of the corporation as provided in the bylaws of the corporation.

The name and street address of each member of the first Board of Directors is:

<u>Name</u>	<u>Address</u>
Walter E. Swann	1421 Hillway Road Apopka, Florida 32703
Richard T. Swann	1488 Connors Lane Winter Springs, FL 32708
Thomas C. Floyd	1552 Sixth Street SE

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Winter Haven, Florida 33880

ARTICLE V.

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 1421 Hillway Road, Apopka, Florida 32703, and the name of the corporation's initial registered agent at that address is Walter E. Swann. The Board of Directors may from time to time move the registered office to any other address in Florida.

ARTICLE VI.

TERM OF EXISTENCE

The corporation is to exist perpetually, beginning with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. If the corporation is dissolved,

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the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If the appropriate agency does not accept the conveyance, the surface water management system shall be conveyed or dedicated to a similar nonprofit corporation.

#### ARTICLE VII.

#### CORPORATE POWERS

The corporation shall have the following powers:

1. The corporation shall have all of the powers of a corporation not for profit in the state of Florida and all powers necessary to fulfill its duties and powers under the declaration of restrictions for Swann Medical Complex development. These powers shall include, but not be limited to the following:

- A. Own and convey property.
- B. Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances.
- C. Establish rules and regulations.
- D. Assess members and enforce said assessments.

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- E. Sue and be sued.
- F. Contract for services to provide for operation and maintenance if the Corporation contemplates employing a maintenance company.
- G. Require all property owners in the development to be members.
- H. Take any other action necessary for the purposes for which the corporation is organized.

ARTICLE VIII.

INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

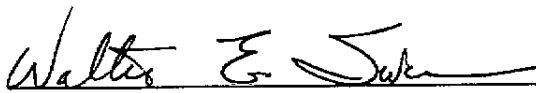
Name

Address

Walter E. Swann

1421 Hillway Road  
Apopka, FL 32703

Executed this 6th day of May, 1999.

  
Walter E. Swann, Incorporator

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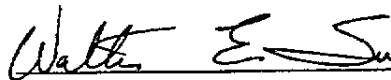
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.

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

That the Swann Medical Complex Property Owners'  
Association, Inc., desiring to organize under the laws of the  
State of Florida, with its principal office, as indicated in the  
Articles of Incorporation, at the City of Apopka, County of  
Orange, State of Florida, has named, Walter E. Swann, located at  
1421 Hillway Road, Apopka, Florida 32703, Orange County, Florida,  
as its agent to accept service of process within this state.

  
Walter E. Swann,  
Incorporator

ACKNOWLEDGMENT:

Having been named to accept service of process for the  
above-stated corporation, at the place designated in this certifi-  
cate, I hereby accept to act in this capacity and agree to  
comply with the provision of said act relative to keeping open  
said office. I am familiar with, and accept, the obligations of

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that position.



Walter E. Swann  
Registered Agent

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