

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

# N98000001004

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Oak Park Homeowners  
Association of Orange  
County, Inc.

☒ Art of Inc. File

☐ LTD Partnership File

☐ Foreign Corp. File

☐ L.C. File

☐ Fictitious Name File

☐ Trade/Service Mark

☐ Merger File

☐ Art. of Amend. File

☐ RA Resignation

☐ Dissolution / Withdrawal

☐ Annual Report / Reinstatement

☒ Cert. Copy

☐ Photo Copy

☐ Certificate of Good Standing

☐ Certificate of Status

☐ Certificate of Fictitious Name

☐ Corp Record Search

☐ Officer Search

☐ Fictitious Search

☐ Fictitious Owner Search

☐ Vehicle Search

☐ Driving Record

☐ UCC 1 or 3 File

☐ UCC 11 Search

☐ UCC 11 Retrieval

☐ Courier

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Signature \_\_\_\_\_

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Date 2-20-98

Time 9:48

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**ARTICLES OF INCORPORATION OF  
OAK PARK HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC.**

**(a corporation not for profit)**

The undersigned subscribers and directors hereby file the Articles of Incorporation of **OAK PARK HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC.**, pursuant to FLA. STAT. §617.0202 (Supp. 1996).

**ARTICLE I  
NAME**

The name of the Corporation shall be **OAK PARK HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC.**, and its initial principal office and mailing address shall be 257 Plaza Drive, Unit D, Oviedo, Florida 32765.

**ARTICLE II  
PURPOSE**

The purpose for which the Corporation is organized is to establish, maintain and operate the Common Area 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 Oak Park, Orange County, Florida; and to engage in such other activities in Oak Park, 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 for Oak Park, 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 of 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 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 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 the Common Area as security for money borrowed or debts incurred.

(5) Dedicate, sell or transfer all or any part of the Common Area, provided, as long as the Class B Member exists, no such dedication, sale or transfer shall be effective without FHA/VA approval.

(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 subject to FHA/VA approval 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 Chapter 617, Florida Statutes, as amended, may now or hereafter have or exercise.

### **ARTICLE III MEMBERS**

The members of the Corporation shall be limited to owners of Lots in Oak Park, 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 Restrictions on Real Estate 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. The Declaration to be recorded in the Public Records of Orange County, Florida provides for this Association, and said Declaration is incorporated herein as if set forth at length.

### **ARTICLE IV DURATION**

This Corporation shall have perpetual existence.

**ARTICLE V  
REGISTERED AGENT / OFFICE**

The name and street address of the initial registered office and the initial registered agent is Scott D. Clark, 369 N. New York Avenue, Third Floor, Winter Park, Florida 32789.

**ARTICLE VI  
MANAGEMENT**

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  
OFFICERS**

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

Kenneth Lawrence White  
257 Plaza Drive, Unit D  
Oviedo, Florida 32765

President

William D. Rigsby  
257 Plaza Drive, Unit D  
Oviedo, Florida 32765

Vice President

Elsie M. Tracy  
257 Plaza Drive, Unit D  
Oviedo, Florida 32765.

Secretary/Treasurer

**ARTICLE VIII  
BYLAWS**

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 FHA/VA shall have the right to veto amendments while there is Class B membership.

## **ARTICLE IX BOARD OF DIRECTORS**

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

Kenneth Lawrence White	William D. Rigsby
257 Plaza Drive, Unit D	257 Plaza Drive, Unit D
Oviedo, Florida 32765	Oviedo, Florida 32765
Elsie M. Tracy	
257 Plaza Drive, Unit D	
Oviedo, Florida 32765.	

## **ARTICLE X INCORPORATOR**

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

## **ARTICLE XI AMENDMENTS**

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


## **ARTICLE XII 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

**ARTICLE XIII  
FHA/VA APPROVAL**

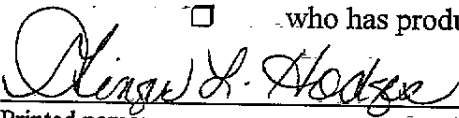
So long as there is a Class B membership, the following actions will require the prior approval of the FHA or VA: annexation of additional properties, mergers and consolidations, mortgaging of the Common Area, dedication of the Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, the undersigned has subscribed his name respectively to the Articles of Incorporation of **OAK PARK HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC.**, a corporation not for profit, this 10<sup>th</sup> day of February, 1998.

  
\_\_\_\_\_  
Scott D. Clark  
Incorporator

SWORN TO AND SUBSCRIBED before me this 10<sup>th</sup> day of February, 1998, 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:



Ginger L. Hodges  
MY COMMISSION # CG570009 EXPIRES  
August 15, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

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

Pursuant to the provisions of Chapter 48, Florida Statutes, the following is submitted in compliance therewith:

That **OAK PARK HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, 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, Third Floor, Winter Park, Orange County, Florida 32789, 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 provisions of Chapter 48 relative to keeping open the registered office.

DATED: February 10, 1998.

  
\_\_\_\_\_  
Scott D. Clark

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