

No00000000663

Transmittal Letter

FILED
00 JAN 27 PM 5:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

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*****78.75 *****78.75

SUBJECT: Northlake Park at Lake Nona Community Association, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified
Copy

☐ \$87.50
Filing Fee
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Federico A. Boyd, Esq.
Name

Hyatt & Stubblefield, P.C.
225 Peachtree Street, NE, Suite 1200
Address

Atlanta, GA 30303
City, State, & Zip

(404) 659-6600
Daytime Telephone Number

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
NORTHLAKE PARK AT LAKE NONA COMMUNITY ASSOCIATION, INC.
(A Florida Not For Profit Corporation)**

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The undersigned, by these Articles, associate themselves for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, and certify as follows:

Article 1. Name. The name of the Corporation is Northlake Park at Lake Nona Community Association, Inc. For convenience, the Corporation shall be referred to in this instrument as the "Association."

Article 2. Address. The address of the initial principal office of the Association and the initial mailing address of the Association is 9801 Lake Nona Road, Orlando, Florida 32827.

Article 3. Definitions. All capitalized terms used herein which are not defined shall have the meaning set forth in the Declaration of Covenants, Conditions, and Restrictions for NorthLake Park at Lake Nona Residential Community, Recorded or to be Recorded in Orange County, Florida, as amended from time to time (the "Declaration").

Article 4. Purposes. The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its members. In way of explanation and not of limitation, the purposes for which the Association is organized are:

(a) to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as set forth in the Governing Documents and as provided by law; and

(b) to provide an entity for the furtherance of the interests of the owners of real property subject to the Declaration.

Article 5. Powers. In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration or By-Laws of the Association, may be exercised by the Board of Directors:

(a) all of the powers conferred upon nonprofit corporations by common law and Florida statutes in effect from time to time;

(b) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, and the Declaration, including, without limitation, the following:

(i) to fix, levy, collect, and enforce payment of all charges or assessments authorized by the Declaration by any lawful means; to pay all expenses in connection therewith and all administrative 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 Association's property;

(ii) to manage, control, operate, maintain, repair, and improve the common areas and facilities, and any property subsequently acquired by the Association, or any property owned by another for which the Association, by rule, regulation, declaration, or contract, has a right or duty to provide such services;

(iii) to make rules and regulations and to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-Laws;

(iv) to engage in activities which will actively foster, promote, and advance the common interests of all owners of property subject to the Declaration;

(v) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association;

(vi) to borrow money for any purpose subject to such limitations as may be contained in the Declaration and By-Laws;

(vii) to enter into, make, perform, and enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other corporation, or other entity or agency, public or private;

(viii) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

(ix) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(x) to provide any and all supplemental municipal services to the Community as may be necessary or desirable.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law, and the powers specified in each of the paragraphs of this Article 5 are

independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article 5.

(c) In order to preserve, protect, and promote the fiscal soundness of the Association, the Association shall be without authority to engage in any activity or enter into any contract, contractual relationship, or agreement for the provision of goods or services of any kind or nature, where, at the commencement of such activity or agreement, its duration, cost, or return (financial or otherwise) to the Association is not fixed or reasonably ascertainable, unless such activity or agreement has been first approved by Class "A" Members representing at least two-thirds (2/3) of the Class "A" votes in the Association and the Class "B" Member, if any. Such approval may be obtained at any regular or special meeting of the Association or by written ballot without a meeting pursuant to the By-Laws.

This provision is not intended to prevent or otherwise prohibit the Association from taking actions to enforce Restrictions and Rules, Architectural Guidelines, or assessment obligations against Members; investing Association funds so long as such funds are invested in a manner consistent with Florida law concerning management of trust account assets; or defending itself in any litigation or court proceeding instituted against it by another Person.

Article 6. Members. The Association shall be a membership corporation without certificates or shares of stock. There shall be two classes of membership as more fully set forth in the Declaration. The Owner of each Lot, as those terms are defined in the Declaration, shall be a member of the Association shall be entitled to vote as provided in the Declaration and the By-Laws.

Change of membership in the Association shall be established by recording in the Official Records of Orange County, Florida, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the Owner designated by such instrument shall become a member of the Association and the membership of the prior Owner shall terminate.

Article 7. Existence and Duration. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Department of State. The Association shall exist in perpetuity.

Article 8. Board of Directors. The Association's business and affairs shall be conducted, managed, and controlled by a Board of Directors. The Board may delegate its operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

The Board shall consist of three to seven members, as provided in the By-Laws. The names and addresses of the initial directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

R. Randolph Lyon, Jr. 9801 Lake Nona Road, Orlando, Florida 32827

Vivienne L. Silverton 9801 Lake Nona Road, Orlando, Florida 32827
Jefferson R. Voss 9801 Lake Nona Road, Orlando, Florida 32827

The method of election and removal of directors, filling of vacancies, and the term of office of directors shall be as set forth in the By-Laws.

Article 9. By-Laws. The By-Laws shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the By-Laws.

Article 10. Liability of Directors. To the fullest extent that the Florida Not For Profit Corporation Act, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

Article 11. Amendments. Until termination of the Class "B" Control Period, Declarant may unilaterally amend these Articles for any purpose. Thereafter, amendments to these Articles may be proposed and adopted upon a resolution duly adopted by the Board and the affirmative vote or written consent of Neighborhood Representative representing at least two-thirds (2/3) of the Class "A" votes in the Association, and the consent of the Class "B" Member, if any. In addition, so long as there is a Class "B" membership, the prior approval of the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans Affairs shall be required, if either such agency is insuring or guaranteeing the Mortgage on any Lot. However, no Neighborhood Representative shall be entitled to vote on any amendment to these Articles which is for the sole purpose of complying with the requirements of any governmental or quasi-governmental entity or institutional lender authorized to fund, insure, or guarantee mortgages on individual Lots, as such requirements may exist from time to time, which amendments may be adopted by the board of directors. No amendment may be in conflict with the Declaration, and no amendment shall be effective to impair or dilute any rights of Members that are governed by such Declaration.

Article 12. Dissolution. The Association may be dissolved only upon a resolution duly adopted by the board of directors, the affirmative vote of Neighborhood Representatives representing not less than two-thirds (2/3) of the total Class "A" votes in the Association, and the consent of the Class "B" Member, if such exists. In addition, so long as there is a Class "B" membership, the prior approval of the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans Affairs shall be required, if either such agency is insuring or guaranteeing the Mortgage on any Lot.

In the event of dissolution, liquidation, or winding up of the Association, subject to the Declaration, the Association's assets shall be dedicated to a public body or conveyed to a nonprofit organization with similar purposes.

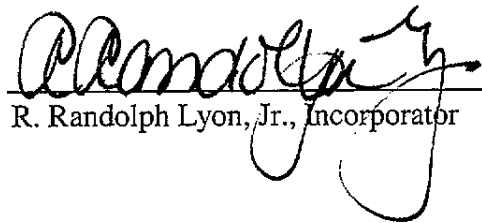
Article 13. Merger and Consolidation. The Association may merge or consolidate only upon a resolution duly adopted by the board of directors, the affirmative vote of Neighborhood Representatives representing not less than two-thirds (2/3) of the total Class "A" votes in the Association, and the consent of the Class "B" Member, if such exists. In addition, so long as there is a Class "B" membership, the prior approval of the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans Affairs shall be required, if either such agency is insuring or guaranteeing the Mortgage on any Lot.

Article 14. VA/HUD Approval. So long as the Class "B" membership exists, the following actions shall require the prior approval of the U.S. Department of Veterans Affairs ("VA"), so long as the Community is approved by the VA for the guaranteeing of Mortgages in the Community, and the U.S. Department of Housing and Urban Development ("HUD"), so long as the Community is approved by HUD for the insuring of Mortgages in the Community: annexation of additional property to the Community, except for annexation by Declarant in accordance with Section 9.1 of the Declaration pursuant to a plan of annexation previously approved by the VA and/or HUD, as applicable; mergers, consolidations, or dissolution of the Association; mortgaging of Common Area (as such term is defined in the Declaration); dedication of Common Area to any public entity; and amendment of these Articles of Incorporation.

Article 15. Incorporator. The name of the incorporator of the Association is R. Randolph Lyon, Jr., and such incorporator's address is 9801 Lake Nona Road, Orlando, Florida 32827.

Article 16. Registered Agent and Office. The initial registered office of the Association is 9801 Lake Nona Road, Orlando, Florida 32827, and the initial registered agent at such address is R. Randolph Lyon, Jr.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation.


R. Randolph Lyon, Jr., Incorporator

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

NorthLake Park at Lake Nona Community Association, Inc.

2. The name and address of the registered agent and office is:

R. Randolph Lyon, Jr.
(Name)

9801 Lake Nona Road, Orlando, Florida 32827
(P.O. Box Not Acceptable)

Orlando, Florida 32827
(City/State/Zip)

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.

Signature


(Name) R. RANDOLPH LYON, JR.

Date

25 JANUARY 2000