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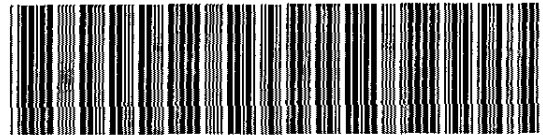
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DATE
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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA
04 DEC 16 PM 12:05

704A-70379



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 078935 82385A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : December 13, 2004

ORDER TIME : 10:56 AM

ORDER NO. : 078935-005

CUSTOMER NO: 82385A

CUSTOMER: Gary L. Summers, Esq
Williams Smith & Summers, P.a.

380 W. Alfred Street

Tavares, FL 32778

DOMESTIC FILING

NAME: GRAND OAK ESTATES HOMEOWNERS
ASSOCIATION, INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Haddan - EXT. 2955

EXAMINER'S INITIALS: _____



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

December 14, 2004

CSC

SUBJECT: GRAND OAK ESTATES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W04000045639

RECEIVED
04 DEC 16 11:12:45
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for GRAND OAK ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6067.

Neysa Culligan
Document Specialist
New Filings Section

Letter Number: 704A00069646

RESUBMIT

ARTICLES OF INCORPORATION

04 DEC 16 PM 12:05

OF

JOHNSON'S GRAND OAK ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator of a nonprofit corporation under Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE I

Name of Corporation

The name of this corporation shall be JOHNSON'S GRAND OAK ESTATES HOMEOWNERS ASSOCIATION, INC. The principal office and mailing address of the corporation shall be 18650 U.S. Highway 441, Mount Dora, Florida 32757.

ARTICLE II

Purposes

The corporation is organized in connection with the residential development known as Grand Oak Estates, which consists of the land located in Lake County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, and which may include such additional land as the developer may add to the development in the future.

The specific purposes for which the corporation is organized are as follows:

- a. To provide an entity to operate and maintain the stormwater management system in Grand Oak Estates as described more particularly in Article III below; to collect and remit funds to satisfy the lease payments for the street lights to be located within Grand Oak Estates; and to provide other services for the owners of lands in Grand Oak Estates so as to

promote the health, safety and welfare of the owners of residential property within the subdivision; to carry out those actions that shall be delegated to the corporation pursuant to the Declaration of Covenants, Conditions and Restrictions for Grand Oak Estates (the "Declaration"), as said Declaration shall be recorded in the Public Records of Lake County, Florida, and as said Declaration may be amended from time to time by subsequent instruments; and to impose and collect assessments for the performance of said functions.

b. To carry out the general and specific purposes set forth in this Article II, the corporation shall have those rights, powers and duties given to not-for-profit corporations in Section 617.01011, et seq., Florida Statutes, and also shall have those powers and duties set forth in the bylaws for this corporation.

ARTICLE III

Stormwater System

As part of the duties and powers of the corporation, the corporation shall operate, maintain and manage the surface water or stormwater management system in Grand Oak Estates in a manner consistent with the requirements of the St. Johns River Water Management District permit number 42-069-92904-1 and in accordance with applicable District rules, and shall assist in the enforcement of the provisions in the Declaration which relate to the surface water or stormwater management system.

The corporation shall levy and collect adequate assessments against members of the corporation for the cost of maintenance and operation of the surface water or stormwater management system. The assessments so collected shall be used for the maintenance and repair

of the surface water or stormwater management system, including, but not limited to work within retention areas, drainage structures and drainage easements. Nothing in this article shall be construed to prevent the levy and collection of other assessments for purposes other than surface water and stormwater management system.

ARTICLE IV

Duration

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

ARTICLE V

Board of Directors

The manner in which the directors are elected or appointed shall be as stated in the bylaws of the corporation.

ARTICLE VI

Dissolution

In the event of termination, dissolution or final liquidation of the corporation, 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 in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VII

Initial Registered Agent and Street Address

The address of this corporation's initial registered office is 18650 U.S. Highway 441, Mount Dora, Florida 32757, and the name of its initial registered agent at said address is Carl R. Ludecke.

ARTICLE VIII

Incorporator

The name and address of the incorporator is as follows:

Cheryl J. Ludecke
18650 U.S. Highway 441
Mount Dora, Florida 32757

ARTICLE IX

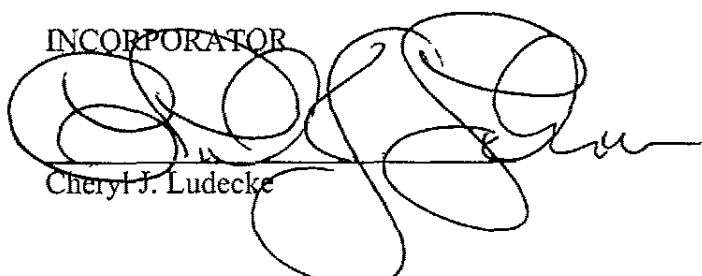
Earnings and Activities

The corporation is organized and shall be operated exclusively for the purposes set forth above. The activities of the corporation will be financed by assessments against members as provided in the restrictions. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.


IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State

of Florida, has executed these Articles of Incorporation this 15th day of December,
2004.

INCORPORATOR

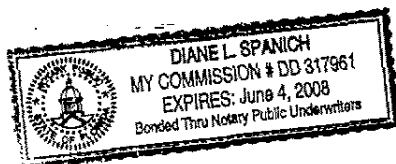

Cheryl J. Ludecke

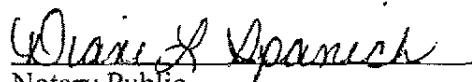
I hereby accept appointment as registered agent of JOHNSON'S GRAND OAK
ESTATES HOMEOWNERS ASSOCIATION, INC.


Carl R. Ludecke
Registered Agent

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 15th day of December, 2004,
by Cheryl J. Ludecke, [☒] who is personally known to me or [☐] who has produced
_____ as identification.




Notary Public
Diane L. Spanich
Printed Notary Signature

My Commission Expires:

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
04 DEC 16 PM 12:05

GRAND OAK ESTATES

DESCRIPTION

A REPLAT OF LOTS 5 AND 7 AND A PORTION OF LOTS 4 AND 6, GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 19 SOUTH, RANGE 26 EAST AND A PORTION OF LOTS 2 AND 3, GOVERNMENT LOT 11, SECTION 27, TOWNSHIP 19 SOUTH, RANGE 26 EAST ACCORDING TO THE PLAT OF 'FAIRVIEW', PLAT BOOK 5, PAGE 14, PUBLIC RECORDS LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2381, PAGE 1847 OF THE PUBLIC RECORDS LAKE COUNTY, FLORIDA THE FOLLOWING COURSES: RUN NORTH 88°33'41" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF PALMER AVENUE FOR 764.38 FEET; THENCE NORTH 00°04'03" WEST FOR 1,579.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE NORTH 87°26'30" EAST ALONG SAID RIGHT OF WAY LINE FOR 646.61 FEET; THENCE SOUTH 43°50'57" EAST FOR 171.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LAKE AVENUE; THENCE SOUTH 00°03'17" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1,503.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.00 ACRES, MORE OR LESS.

Exhibit "A"