

1106000008907

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



700078613247

08/22/06--01021--014 \*\*70.00

RECEIVED

06 AUG 22 AM 11:07

OFFICE OF THE  
CLERK OF THE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

FILED

06 AUG 22 AM 11:36

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRS  
8/23

**CORPORATE  
ACCESS,  
INC.**

"When you need ACCESS to the world"

236 East 6th Avenue Tallahassee, Florida 32303

P.O. Box 37066 (323) 5-7066 (850) 222-2666 or (800) 969-1666 Fax (850) 222-1666

**WALK IN**

PICK UP:

8/22/06



☐ CERTIFIED COPY

☒ PHOTOCOPY

☐ CUS

☒ FILING

Arts

Arts

FILED  
06 AUG 22 AM 11:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Maitland Isle Homeowners Association, Inc.  
(CORPORATE NAME AND DOCUMENT #)

2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

4. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

5. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILED

ARTICLES OF INCORPORATION

06 AUG 22 AM 11:36

OF

MAITLAND ISLE HOMEOWNERS ASSOCIATION, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Chapter 617, Florida Statutes, we, the undersigned natural persons competent to contract, acting as incorporators of a corporation not-for-profit, hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is the MAITLAND ISLE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association" which has formerly operated as Maitland Isle Homeowners Association, an unincorporated association.

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of the Association is 160 Shell Point West, Maitland, Florida 32751.

ARTICLE III

REGISTERED AGENT

BRAD ALLEN whose address is 160 Shell Point West, Maitland, Florida 32751, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of

the community boat ramp, the subdivision entrance and the walls and signage along Horatio Avenue within that certain tract of property known as Maitland Isle Subdivision recorded in Plat Book 2, Page 111 of the Public Records of Orange County, Florida.

(a) fix, levy and collect all charges or assessments pursuant to the terms of the actions determined by the Board of Directors for the Association to pay all expenses in connection therewith and all office 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 property of the Association;

(b) 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;

(c) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the boat ramp, entrance and community wall and signage and the maintenance and operation of the Association.

(d) have and to exercise any and all powers, rights, duties and privileges which a corporation organized under Chapter 617 and under Chapter 718 (the "Condominium Act"), Florida Statutes, by law may now or hereafter have and exercise.

## ARTICLE V

### MEMBERSHIP

Each Lot owner in the subdivision of Maitland Isle shall be entitled to a membership in the Association, which is voluntary and which membership shall be held by the person or entity, or in

common by the person or entities, owning a separate lot except that no person or entity holding an interest or title to a lot as security for performance of an obligation shall acquire the membership appurtenant to such Lot by virtue of such interest or title. In no event may any membership be severed from the Lot to which it is appurtenant.

## ARTICLE VI

### VOTING RIGHTS

The Association members shall be all Owners who have elected to join the Association and each Lot shall be entitled to one vote for each Lot. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The first Board of Directors shall have six (6) members for the first year, and in the future the number will be seven (7) members or as determined from time to time in accordance with the provisions of the By-Laws of the corporation. The number of Directors on the Board of Directors after the first year shall always be an odd number.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
BRAD ALLEN	160 Shell Point West, Maitland, Florida 32751
CHRISTINE McFARLANE	100 Shell Point West, Maitland, Florida 32751
RAY ARCKEY	150 Shell Point West, Maitland, Florida 32751
LYN PEREZ	210 Shell Point West, Maitland, Florida 32751
ANNE RAMEE	170 Shell Point West, Maitland, Florida 32751
STEVE ST. CLAIR	180 Shell Point West, Maitland, Florida 32751

At the first annual meeting the Members shall elect new directors for a term of one (1) year.

At each annual meeting thereafter, the members shall elect the appropriate number of directors for a term of one (1) year.

## ARTICLE VIII

### OFFICERS

The officers of this Association shall be a President and a Vice President, who shall at all times be members of the Board of Directors; a Secretary, a Treasurer, and such officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each meeting of members. The initial names and addresses of the officers who are to serve until the first election are:

PRESIDENT	BRAD ALLEN
SECRETARY	CHRISTINE McFARLANE
TREASURER	ANNE RAMEE

---

## ARTICLE IX

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of

his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board of committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

## ARTICLE X

### BY-LAWS

By-Laws shall be initially adopted by the Board of Directors after which these By-Laws 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.

## ARTICLE XI

### AMENDMENTS

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any member of the Board of Directors or twenty-five percent (25%) of the voting members. Amendment of these Articles of Incorporation shall require the assent of not less than sixty percent (60%) of the total number of votes in the membership.



## ARTICLE XII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the holders of not less than two-thirds (2/3) of the total number of votes of the 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 the purposes similar to those for which this Association was created. In the event 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. Any action under this Article is subject to the procedures and requirements of Florida Statute 617.05.

## ARTICLE XIII

### DURATION

The corporation shall exist perpetually.

## ARTICLE XIV

### SUBSCRIBERS

The name and address of the subscriber is as follows:

#### NAME

BRAD ALLEN

#### ADDRESS

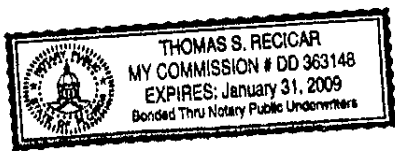
160 Shell Point West  
Maitland, Florida 32751

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the Incorporator of this Association, has executed these Articles of Incorporation this 17<sup>TH</sup> day of August, 2006.

Brad Allen  
BRAD ALLEN

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August, 2006, by  
BRAD ALLEN, who (check one) ☐ is personally known to me, ☒ produced a driver's license (issued  
by a state of the United States within the last five (5) years) as identification, or ☐ produced other  
identification, to wit: \_\_\_\_\_.

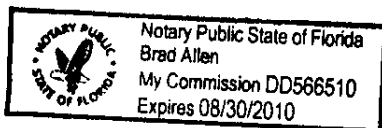


Thomas S. Recicar  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Christine McFarlane  
CHRISTINE McFARLANE

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2006, by  
CHRISTINE McFARLANE, who (check one) ☐ is personally known to me, ☐ produced a driver's  
license (issued by a state of the United States within the last five (5) years) as identification, or ☐  
produced other identification, to wit: \_\_\_\_\_.

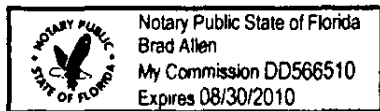


Brad Allen  
Print Name: Brad Allen  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: 8/30/2010

Raymond R Arkey  
RAY ARKEY

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2006, by RAY ARKEY, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.

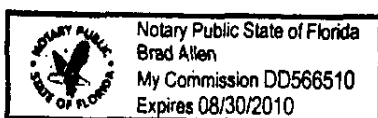


Brad Allen  
Print Name: Brad Allen  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: 8/30/2010

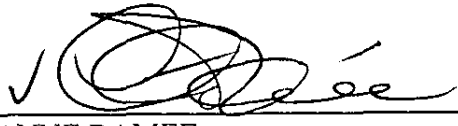
Lyn Perez  
LYN PEREZ

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2006, by LYN PEREZ, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.

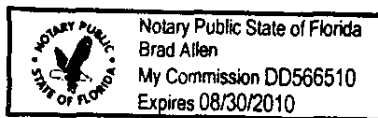



Brad Allen  
Print Name: Brad Allen  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission Number: 8/30/2010

  
ANNE RAMEE

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2006, by ANNE RAMEE, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.

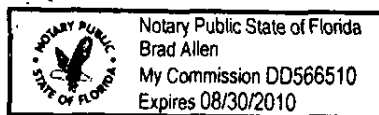



  
Print Name: Brad Allen  
Notary Public, State of Florida  
My Commission Expires: 8/30/2010  
Commission Number: \_\_\_\_\_

  
STEVE ST. CLAIR

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2006, by STEVE ST. CLAIR, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.



  
Print Name: Brad Allen  
Notary Public, State of Florida  
My Commission Expires: 8/30/2010

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

---

FILED  
06 AUG 22 AM 11:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with  
said Act:

That, MAITLAND ISLE HOMEOWNERS ASSOCIATION, INC., desiring to organize  
under the laws of the State of Florida, with its principal offices at 160 Shell Point West, Maitland,  
Florida 32751, has named BRAD ALLEN, whose office is located at 160 Shell Point West,  
Maitland, Florida 32751, as its agent to accept service of process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place  
designated in this Certificate, I hereby agree to act in this capacity, and agree to comply with the  
provisions of all statutes relating to the proper and complete performance of my duties as Registered  
Agent.

  
\_\_\_\_\_  
BRAD ALLEN