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CLAYTON H. BLANCHARD, JR., P.A.

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EUSTIS, FLORIDA 32726

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(352) 589-1919

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(352) 589-0032

April 3, 2000

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

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-04/05/00--01095--003  
\*\*\*\*122.50 \*\*\*\*\*78.75

RE: OAK HAVEN HOMEOWNERS ASSOCIATION, INC.

Dear Sir or Madam:

In reference to the above, enclosed please find *Articles of Incorporation of OAK HAVEN HOMEOWNERS ASSOCIATION, INC.*, to be filed with the Florida Department of State. Also, enclosed please find a check in the amount of \$122.50 for the filing fee and certified copies to be returned to me.

If you should have any questions or comments, please do not hesitate to contact me at (352) 589-1919.

Sincerely,

Clayton H. Blanchard, Jr./rt

CLAYTON H. BLANCHARD, JR.

CHB:rlt

Enclosures

clayton GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT R.A. address  
DATE 4/11/00  
DOC. EXAM. Be

FILED  
00 APR -5 AM 10:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

00 APR -5 AM 10:53

ARTICLES OF INCORPORATION  
OF  
OAK HAVEN HOMEOWNER'S ASSOCIATION, INC.  
(A non-profit Florida Corporation)

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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We, the undersigned, hereby associate ourselves together and make, subscribe and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. - NAME

The name of this Corporation shall be OAK HAVEN HOMEOWNER'S ASSOCIATION, INC. The principal office, if known, or the mailing address of the Corporation is Post Office Box 1655, Mount Dora, Florida 32756.

ARTICLE II. - EXISTENCE AND DURATION

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

ARTICLE III. - PURPOSES

The general purposes for which this Corporation is organized are as follows:

A. To provide for the orderly enjoyment of Oak Haven, a residential development located on real property in Lake County, Florida, (hereinafter referred to as "the Property") described on Exhibit "A", to the Oak Haven Declaration of Restrictions (hereinafter referred to as "the Declaration"), which is recorded in the Public Records of Lake County, Florida.

B. To promote the health, safety and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in Oak Haven.

C. To enforce the terms, covenants and conditions and restrictions appertaining to Oak Haven which are contained in the Declaration.

D. To maintain the common areas and the property improvements as provided for in the Declaration.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of OAK HAVEN HOMEOWNER'S ASSOCIATION, INC., as

established in the Oak Haven Declaration of Restrictions, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and the Declaration and to enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

#### ARTICLE IV. - POWERS

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including but not limited to the power:

A. To acquire by any means real and personal property.

B. To enforce assessments by suit.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

D. To contract for management and maintenance, repair and replacement of the property, the improvements thereto, the common areas and the personal property of the Association.

#### ARTICLE V. - MEMBERSHIP

Any natural person, firm, corporation or entity who is the owner of a lot or dwelling unit as defined in the Declaration shall automatically become a member upon the acquisition of an ownership interest in title to any lot or dwelling unit. Any natural, person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an owner by virtue of such lien, mortgage, or other encumbrance alone; provided, however, that nothing contained herein shall be construed as prohibiting membership in this Corporation by person, firm, corporation or other entity which acquires title to a lot or dwelling unit by foreclosure or voluntary conveyance from its mortgagor or his successor or assigns. Membership in this corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

#### ARTICLE VI. - SUBSCRIBERS

The names and residence of the subscriber to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
MARILYN SANDHOLM	Post Office Box 1655 Mount Dora, Florida 32756
MERLE G. BAUGH	Post Office Box 1655 Mount Dora, Florida 32756

#### ARTICLE VII. - MANAGEMENT OF CORPORATION

The business affairs of this corporation shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the corporation shall be elected as provided in the By-Laws by the membership at the regular annual meeting of the members of the corporation. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

<u>NAME</u>	<u>ADDRESS</u>
MARILYN SANDHOLM	Post Office Box 1655 Mount Dora, Florida 32756
JOSEPH MABRY	921 Lake Elsie Drive Tavares, Florida 32778
SUSAN MATHESON	1610 Laurel Way Tavares, Florida 32778

#### ARTICLE VIII. - OFFICERS

The officers of the corporation shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

President - MARILYN SANDHOLM  
Secretary-Treasurer - MARILYN SANDHOLM

#### ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 920 Lake Elsie Drive, Tavares, Florida 32778 and the name of the initial registered agent of this corporation at that address is MARILYN SANDHOLM.

#### ARTICLE X. - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any qualified voting member to the Board of Directors at any regular or special meeting of the Board of

Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws. Amendment will be finally adopted upon the affirmative vote of seventy-five percent (75%) of the qualified voting members.

ARTICLE XI. - BY-LAWS

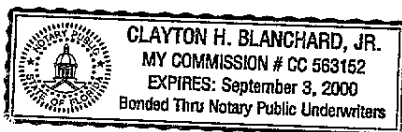
The By-Laws of the Corporation shall be adopted by the affirmative vote of seventy-five percent (75%) of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five (75%) vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

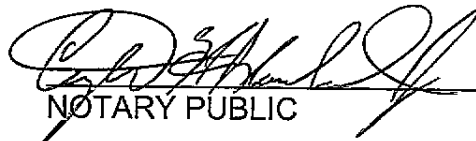
IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 31<sup>st</sup> day of March, 2000.

  
MARILYN SANDHOLM

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 31 day of March, 2000 by MARILYN SANDHOLM, who is personally known to me ~~or produced~~ as identification and did not take an oath.



  
NOTARY PUBLIC

(Please Print)  
My Commission Expires:

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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT OAK HAVEN HOMEOWNER'S ASSOCIATION, INC. DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF MOUNT DORA, STATE OF FLORIDA, HAS NAMED MARILYN SANDHOLM LOCATED AT 920 Lake Elsie Drive, Tavares, Florida 32778, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Marilyn Sandholm  
(Corporate Officer)  
TITLE Director/Presidnet  
DATE March 31, 2000

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 I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Marilyn Sandholm  
(Resident Agent)  
DATE March 31, 2000

FILED  
00 APR -5 AM 10:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCEPTANCE BY DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

I, the undersigned person, having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this statement, 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.

  
MARILYN SANDHOLM

Date: March 31<sup>st</sup>, 2000