

NO0000002552

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MICHAEL J. APPLETON
MICHAEL L. MARLOWE
WILLIAM P. WEATHERFORD, JR.

PLEASE REPLY TO:
POST OFFICE DRAWER 2366
WINTER PARK, FLORIDA 32790-2366
FACSIMILE (407) 740-0310

April 11, 2000

VIA FEDERAL EXPRESS: 8161 3418 1248

Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

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-04/12/00--01085--021
*****78.75 *****78.75

Re: Klusman Place Condominium Association, Inc.
My file reference: 2377-001

Dear Sir or Madam:

Enclosed please find Articles of Incorporation for the above named corporation, together with our check in the amount of \$78.75 for filing fees as follows:

Filing Fee	\$ 35.00
Designation of Registered Agent	\$ 35.00
Certified Copy of Articles	<u>\$ 8.75</u>
Total	\$ 78.75

Please return the certified copy of the Articles of Incorporation to the undersigned.

If you have any questions regarding the enclosed, please call. Thank you for your assistance in this matter.

Sincerely,



Michael L. Marlowe

MLM/drs
Enclosures
cc: Robert L. Klusman

FILED
00 APR 12 PM 3:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

4-18
WC

ARTICLES OF INCORPORATION

of

**KLUSMAN PLACE
CONDOMINIUM ASSOCIATION, INC.**

FILED
00 APR 12 PM 3:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not-for-profit, do hereby declare as follows:

**ARTICLE I.
NAME OF CORPORATION**

The name of this corporation shall be **KLUSMAN PLACE CONDOMINIUM ASSOCIATION, INC.**, hereinafter referred to as the Association.

**ARTICLE II.
PRINCIPAL OFFICE**

The principal office of the corporation shall initially be at 525 Worthington Drive, Winter Park, Florida 32789. The corporation may change its principal office from time to time as permitted by law.

**ARTICLE III.
PURPOSES OF CORPORATION**

The purpose of the Association shall be to operate and manage the affairs and property of the condominium known as **KLUSMAN PLACE, A CONDOMINIUM**, located at 687-697 Minnesota Avenue, Winter Park, Orange County, Florida 32789, and to perform all acts provided in the Declaration of Condominium of said condominium and the Condominium Act, Chapter 718, Florida Statutes (1997).

**ARTICLE IV.
POWERS**

The Association shall have all of the statutory powers of a corporation not-for-profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of **KLUSMAN PLACE, A Condominium**. As more particularly set forth in the Declaration of Condominium of **KLUSMAN PLACE, A Condominium**, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, and the Association may acquire, convey, lease and mortgage Association property.

ARTICLE V. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in KLUSMAN PLACE, A Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Orange County, Florida, shall be members of the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration of Condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

The change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

Prior to the recording of the Declaration of Condominium of KLUSMAN PLACE, A Condominium, the subscriber hereto shall constitute the sole member of the Association.

ARTICLE VI. VOTING RIGHTS

The voting rights of each unit shall be determined on an equal basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

ARTICLE VII. INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VIII. EXISTENCE

The Association shall exist perpetually unless dissolved according to law. Notwithstanding anything to the contrary herein, if for any reason the Association is terminated, dissolved or liquidated, the responsibility for the operation and maintenance of any surface water or stormwater management system must be transferred to and accepted by an entity which would comply with the rules and regulations of the Florida Administrative Code, Section 40C-42.027 and be approved by the St. John's River Water Management District prior to any such termination, dissolution or liquidation.

**ARTICLE IX.
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be at 525 Worthington Drive, Winter Park, Florida 32789, and the registered agent at such address shall be Robert L. Klusman, until such time as another registered agent is appointed by resolution of the board of directors.

**ARTICLE X.
NUMBER OF DIRECTORS**

The business of the corporation shall be conducted by a board of directors which shall consist of not less than three (3) persons, as shall be elected or appointed as set forth in the Bylaws.

**ARTICLE XI.
BOARD OF DIRECTORS AND OFFICERS**

The names and mailing addresses of the initial board of directors and officers are as follows:

<u>Name</u>	<u>Address</u>
Robert L. Klusman	525 Worthington Drive, Winter Park, FL 32789
Thomas S. Klusman	1850 Mohican Trail, Maitland, FL 32751
Mary E. Klusman	540 Woodfire Way, Casselberry, FL 32707

**ARTICLE XII.
RECALL AND REMOVAL OF DIRECTORS**

Subject to the provisions of Article X hereof, and the provisions of the Condominium Act, Chapter 718, Florida Statutes, and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

**ARTICLE XIII.
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and directors shall be indemnified by the Association to the extent required by Florida law. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them or incurred by them in their capacity as officers and directors or arising out of their status as such.

**ARTICLE XIV.
RIGHTS OF DEVELOPER**

As more particularly set forth in Section 718.301, Florida Statutes, Robert L. Klusman, which is the developer of KLUSMAN PLACE A Condominium, and which is referred to herein as

the Developer, shall have the right to appoint all of the directors of the Association (which directors need not be unit owners), subject to the following:

A. When fifteen percent (15%) or more of the units in the condominium are conveyed to owners other than the Developer, such unit owners shall be entitled to elect not less than one-third (1/3) of the directors.

B. Unit owners other than the Developer shall be entitled to elect not less than a majority of the directors upon the occurrence of the earliest of the following:

1. Three (3) years after fifty percent (50%) of the units that will operated ultimately by the Association have been conveyed to owners other than the Developer; or

2. Three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to owners other than the Developer; or

3. When all of the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to owners other than the Developer, and none of the others are being offered for sale by the Developer in the ordinary course of business; or

4. When some of the units have been conveyed to owners other than the Developer and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or

5. Seven (7) years after recordation of the Declaration of Condominium for Klusman Place, A Condominium in the Public Records of Orange County, Florida.

C. When the Developer no longer holds for sale in the ordinary course of business at least five percent (5%) of the units that will be operated ultimately by the Association, unit owners other than the Developer shall be entitled to elect all of the directors.

Any director appointed by the Developer may be removed and replaced by the Developer at any time, subject only to the foregoing rights of the unit owners.

ARTICLE XV. BYLAWS

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided in such Bylaws.

**ARTICLE XVI.
SUBSCRIBERS**

The name and street address of the subscriber to these Articles of Incorporation is as follows:

Robert L. Klusman, 525 Worthington Drive, Winter Park, FL 32789

**ARTICLE XVII.
AMENDMENT**

These Articles of Incorporation may be amended as provided by Chapter 617, Florida Statutes; provided, however, that any such amendment shall be approved by at least fifty-one percent (51%) of the voting interests of the Association and by a majority of the board of directors. Notwithstanding anything to the contrary hereinabove, any amendment which would affect any surface water management system controlled by the Condominium Association, must first be transferred to and accepted by an entity which will comply with the rules and regulations of the Florida Administrative Code, Section 40C-42.027 and be approved by the St. John's River Water Management District.

IN WITNESS WHEREOF, I, the undersigned subscriber hereby adopt these Articles of Incorporation, and hereunto set my hand and seal this 11th day of April, 2000.

Robert L. Klusman (SEAL)
Robert L. Klusman

STATE OF FLORIDA)
COUNTY OF ORANGE -)

The foregoing instrument was acknowledged before me this 11th day of April, 2000, by **ROBERT L. KLUSMAN**, who ☒ is personally known to me or ☐ has produced ☐ a Florida driver's license or ☐ _____ as identification.

Donna Reece Sawyer
Notary Public (Seal)

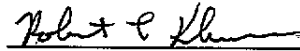
DONNA REECE SAWYER
(Legibly print name of notary on this line)
My Commission Expires: _____



Donna Reece Sawyer
MY COMMISSION # CC668223 EXPIRES
September 13, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts designation as registered agent of the foregoing corporation.
The undersigned is familiar with, and accepts, the obligations of that position.



Robert L. Klusman

FILED
00 APR 12 PM 3:20
SECRETARY OF STATE
TALLAHASSEE, FL 32399