

N00000002950

TRANSMITTAL LETTER

00 MAY -3 AM 9:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

400003214864--1
-04/19/00--01080--014
*****87.50 *****87.50

SUBJECT: The Village-Lakeland Unit 4/4 Addition H.O.A., 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: CORINNE Y. POLING
Name (Printed or typed)

436 Skyline Dr. W.
Address

Lakeland FL 33801-6400
City, State & Zip

863-669-9062
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

April 24, 2000

CORINNE Y. POLING
436 SKYLINE DR W
LAKELAND, FL 33801-6400

SUBJECT: THE VILLAGE-LAKELAND UNIT 4/4 ADDITION H-O-A, INC.
Ref. Number: W00000010687

We have received your document for THE VILLAGE-LAKELAND UNIT 4/4 ADDITION H-O-A, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

The name of the entity must be identical throughout the document.

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) 487-6915.

Pamela Hall
Document Specialist

Letter Number: 800A00022308

00 MAY -3 AM 9:30

ARTICLES OF INCORPORATION

THE VILLAGE LAKELAND UNIT 4/4 ADDITION H-O-A INC. SECRETARY OF STATE
CORPORATION ORGANIZED UNDER THE CORPORATION NOT FOR PROFIT ACT. TALLAHASSEE, FLORIDA

ARTICLE I

NAME

The name of this Corporation is: **THE VILLAGE LAKELAND UNIT 4/4 ADDITION H-O-A INC.** Its initial post office address and its principal office for the conduct of business is:

THE VILLAGE LAKELAND UNIT 4/4 ADDITION H-O-A INC.
POST OFFICE BOX 1125 EATON PARK,
LAKELAND, FL. 33801

The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE II

PURPOSES

The objectives and the purposes for which the Corporation is organized are:

(a) To exercise all powers as described in (FS-617.0302) in the performance of the FIDUCIARY responsibilities and relationships imposed by FS-617.301 thru and including FS-617.312.

(b) To unite in common organization those home owners of residential lots in the area known as VILLAGE LAKELAND, *UNIT 4, AND **4 ADDITION shown on the drawings attached herein as *EXHIBIT "A" AND **EXHIBIT "B" RESPECTIVELY.

(c) In pursuit of its FIDUCIARY RESPONSIBILITY, to protect promote and improve the mutual interest of the home owners of manufactured home residential lots for the ownership, operation and management of the COMMON AREAS, as described herein as EXHIBIT "C" and for the benefit of these home owners.

(d) To exercise only such powers as are in futherance of the exempt purposes of organizations as set forth in Section 528 of the Internal Revenue Code and its regulations as the same now exist or as they may be hereafter amended from time to time.

(e) To assist each and every home owner, of a residential lot, in the policing and enforcement of any and all Covenants, Restrictions, Conditions and/or Rules and Regulations pertinent to Units 4 and 4 Addition.

(f) To promote education and to advance the cause of education for the benefit of its members.

(g) To engage in no business activities ordinarily carried on for profit.

(h) To conduct its affairs in such a way as to limit activities that are not in the furtherance of one or more of the purposes for which the Corporation is organized.

(i) To conduct its affairs in a manner so as not to operate for the primary purpose of carrying on an unrelated trade or business as defined in Section 513 of the Internal Revenue Code and its regulations as the same now exist or as they may be hereafter amended from time to time.

(j) To conduct its affairs so that no part of the net earnings of the Corporation inures to the benefit of any private individual or lot owner.

(k) To conduct its affairs so that upon the dissolution of this Corporation, none of its remaining assets, if any, shall be distributed to any lot owner, officer or director of this Corporation.

ARTICLE III

MEMBERSHIP

The members of this Corporation shall be limited to such persons or entities who can prove title of ownership to a residential lot in the area known as VILLAGE LAKELAND, UNIT 4 AND 4 ADDITION and will exclude only those persons described in FS-617.307 (1)(b).

ARTICLE IV

TERMS OF EXISTENCE

The CORPORATION shall have perpetual existence.

ARTICLE V

FINANCES

All revenue, profit, income, assessments and other monies received by this Corporation shall be used and employed for the perpetuation and benefit of the Corporation.

ARTICLE VI

INCORPORATORS

The names and residences of the Incorporators of these Articles of Incorporation are as follows:

Name	Address
RICHARD CHURCH	424 OAKRIDGE, WEST. LAKELAND, FL 33801
WINNIFRED GALLAGHER	411 OAKRIDGE, WEST LAKELAND, FL. 33801.
RUTH TEETS	421 SKYLINE DRIVE, EAST, LAKELAND, FL. 33801
NAOMI ENGLS	448 SKYLINE DRIVE WEST, LAKELAND, FL. 33801
RICHARD POLING	436 SKYLINE DRIVE, WEST, LAKELAND, FL. 33801

ARTICLE VII

DIRECTORS/OFFICERS

The business of the Corporation shall be conducted and managed by the Corporate Board comprised of no less than

three or more Director/Officers. The initial Corporate Board of Director/Officers shall consist of five members, which number may be altered by following the proper amending procedure as described by Article XI of these Articles. All Corporate Director/Officers shall be members of this Corporation.

The Officers of this Corporation shall be:

- (1) A President.
- (2) A First Vice President
- (3) A Second Vice President
- (4) A Secretary
- (5) A Treasurer

and such other officers as the Board of Directors from time to time shall decide. Such additional, temporary officers will not have a vote on the Board but will vote with the general membership.

ARTICLE VIII.

INITIAL BOARD OF DIRECTORS/OFFICERS.

The names and post office addresses of the DIRECTORS/OFFICERS of the Board of this Corporation who, subject to the provisions of these Articles of Incorporation, the By-Laws and the Laws of the State of Florida are as follows:

DIRECTORS/OFFICERS

Name	Address	Office
SEAT JOHN ENGLES, 1	448 SKYLINE DR. W. LAKELAND, FL. 33801.	PRESIDENT
Seat NORMA LORENZ, 2	432 SKYLINE DR. W., LAKELAND, FL. 33801.	1ST V. P.
Seat RICHARD CHURCH 3	424 OAKRIDGE W. LAKELAND, FL. 33801.	2ND V. P.
Seat CORINNE POLING 4	436 SKYLINE DR. W., LAKELAND, FL. 33801.	SECRETARY
Seat RUTH TEETS 5	421 SKYLINE DR. E. LAKELAND, FL. 33801.	TREASURER

Each of the seats on the Board of Directors also represents an office to be held simultaneously with the directorship. Upon election to a seat on the Board of Directors, the elected individual is there-by elected to the corresponding office. The holder of:

- (1) director seat #1 shall be the President;
- (2) director seat #2 shall be the First Vice President;
- (3) director seat #3 shall be the Second Vice President;
- (4) director seat #4 shall be the Secretary; and
- (5) director seat #5 shall be the treasurer.

Each DIRECTOR/OFFICER shall hold office until the first annual meeting of the Corporation, or until successors are elected and have been qualified.

THE ANNUAL MEETING WILL BE HELD EACH YEAR ON THE SECOND THURSDAY OF JANUARY. Each Director shall hold office as follows: The Director holding seat 1, the Director holding seat 3, and the Director holding seat 5 shall hold office until the first annual meeting of the Corporation or until successors are elected and have been qualified.

After the election that takes place at the first annual meeting of the Corporation, directors of seat 1, 3 and 5 hold office until the annual meeting in the next odd year, with elections taking place in the annual meeting of the Corporation in that year, 2001; Directors holding seats 2 and 4; shall hold office until the next even year, 2002, or until successors are elected and are qualified. After the election during the first annual meeting of the Corporation, Directors holding seats 1, 3, and 5 will hold office for a term of two years with an election taking place in the annual meeting of the Corporation on ODD NUMBER YEARS. The Director holding seat 2 and the director holding seat 4 shall hold office until the annual meeting of the corporation in the EVEN YEAR 2002. The intent of this election pattern is to have an election every year at the annual meeting in such a way as to elect the EVEN NUMBERED CHAIRS IN THE EVEN NUMBERED YEARS and to elect the ODD NUMBERED CHAIRS IN THE ODD NUMBERED YEARS. THERE IS A ONE TERM (2 YEAR) LIMIT PLACED ON THE FIRST THREE SEATS FOR THE ELECTED DIRECTOR/OFFICER BEGINNING WITH THEIR **FIRST FULL TERM**. SEATS 4 AND 5 MAY SERVE INDEFINITELY BY MUTUAL AGREEMENT OF THE DIRECTOR/OFFICER AND THE MEMBERSHIP..

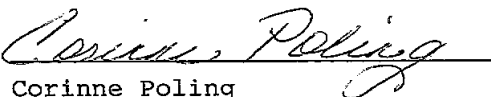
ARTICLE IX

INITIAL REGISTERD OFFICE

AND INITIAL REGISTERED AGENT

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., The street address of the initial registered office of the corporation and the name of its initial registered agent is at such address as follows:

Name of Initial Registered
Agent:


Corinne Poling

Street Address of Initial
Registered Office:

436 Skyline Drive
Lakeland, Fl. 33805

00 MAY -3 AM 9:30
FILED
CLERK OF DISTRICT COURT
JALALABEE, FLORIDA

ARTICLE X

BY-LAWS

The initial Board of Directors of this Corporation shall provide By-Laws for the conduct of its business, and the carrying out of its purposes.

Amendments to these By-Laws shall be proposed and adopted in the following manner:

a. A notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

b. A resolution for the adoption of the proposed amendment may be proposed by either the Board or the Members. Directors and Members not present in person or by proxy at a meeting considering an amendment may express their approval in writing provided that such approval is delivered to the secretary of the Association at or prior to the meeting. Except as elsewhere provided, amendments to these By-Laws shall require the assent of two-thirds of the entire membership of the Association and two thirds of the members of the Board. BY-LAW LANGUAGE SHALL NOT CONTRAVENE LANGUAGE IN THE ARTICLES OF INCORPORATION.

ARTICLE XI

ARTICLES OF INCORPORATION

Amendments to these Articles shall be proposed and adopted in the following manner:

a. A notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

b. A resolution for the adoption of the proposed amendment may be proposed by either the Board or the Members. Directors and Members not present in person or by proxy at a meeting considering an amendment may express their approval in writing provided that such approval is delivered to the Secretary of the Association at or prior to the meeting. Except as elsewhere provided, amendments to these Articles shall require the assent of two-thirds (2/3) of the entire Membership of the Association and two thirds (2/3) of the Members of the Board.

c. A copy of each amendment shall be filed with the Secretary of State of the State of Florida, as required by Florida law.

ARTICLE XII

INDEMNIFICATION

Every Director/Officer of the Association shall be indemnified against all expenses and liabilities, including counsel fees, reasonably incurred by, or imposed upon him, in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being

or having been a Director or Officer of the Association, whether or not he is a Director/Officer at the time such expenses are incurred, but the provisions of this Article shall not apply if a Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of a settlement, the indemnification provided herein shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such Director/Officer may be entitled.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals for the purpose of forming this Corporation not for profit under the laws of the State of Florida.

Richard L. Church

RICHARD CHURCH

Winnifred Gallagher

WINNIFRED GALLAGHER

Ruth E. Teets

RUTH TEETS

Naomi M. Engles

NAOMI ENGLES

Richard Poling

RICHARD POLING

STATE OF FLORIDA

COUNTY OF POLK

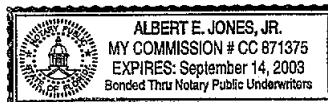
BEFORE ME, the undersigned authority, this 5th day of April, 2000, personally appeared Richard Church, Winnifred Gallagher, Ruth Teets, Naomi Engles and Richard Poling, to me well known to be the persons described as the subscribers to the foregoing Articles of Incorporation and who executed the same, and acknowledged before me that they subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 5th day of April, 2000.

Albert E. Jones
Notary Public, State of
Florida at Large

My Commission Expires:

(Notarial Seal)

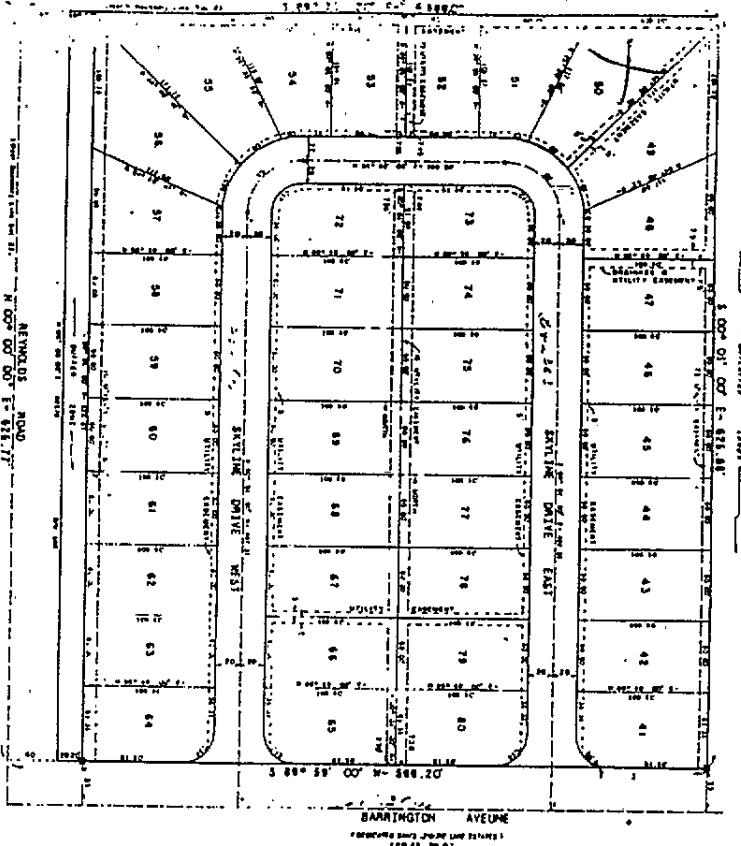


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THE VILLAGE - LAKE LAND
UNIT NO. 4

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 28 SOUTH,
RANGE 24 EAST, POLK COUNTY, FLORIDA

[illegible]

APPROVAL: COUNTY ENGINEER
STATE OF FLORIDA
COUNTY OF POLK
Time (in hours) required by the State Council Engineering Department: 200 hrs
of Nonstop work. D. O. 7043

APPROVAL: COUNTY COMMISSION
STATE OF FLORIDA
COUNTY OF POLK

APPROVAL: PLANNING DEPARTMENT
STATE OF FLORIDA

APPROVED: Ed. Do Din DATE: 12/10/2004
BY: Shirley C. Ayler COUNTY: CLAY

CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA

**DEDICATION
STATE OF FLORIDA**

ACKNOWLEDGEMENT

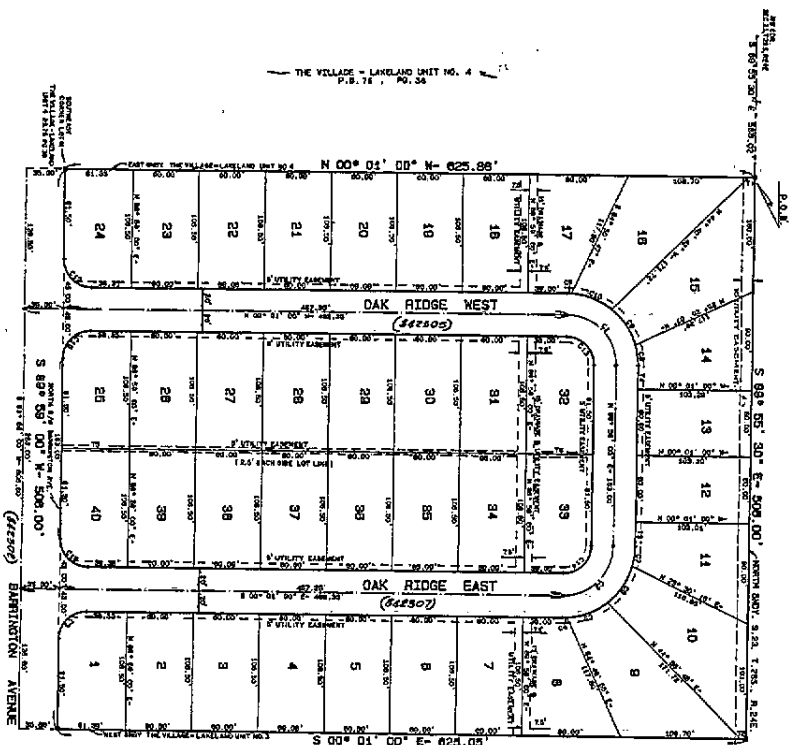
Mr. James E. Smith
for his, support in the development of

STATE OF FLORIDA
CONSENT TO DEDICATION

ACKNOWLEDGEMENT

[illegible]

A SUBDIVISION LOCATED IN SECTION 23, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.



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[illegible]

Notes

3. Let \mathbf{e}_i denote the i th coordinate of the n -dimensional vector \mathbf{e} . In the final step of any divide-and-conquer algorithm, the number of \mathbf{e}_i that are equal to 1 is the number of 1s in the input. This is the number of 1s in the input, which is the number of 1s in the input.
4. MONTE: There are no additional restrictions that are not covered by the previous ones.

LINE	TABLE	BEALING	DISTANCE
1	1	002 01 00 M	3.61
2	1	5 00+ 01 00 E	5.00
12	1	5 00+ 59 00 M	81.52
13	1	5 00+ 59 00 M	81.53
14	1	5 00+ 01 00 M	81.45
15	1	002 01 00 M	61.00
16	1	002 01 00 M	61.00

[illegible]

APPROVAL: COUNTY ENGINEER
STATE OF FLORIDA
COUNTY OF POLK
The seal is hereby approved by the Polk County Engineering Department 1941 12th day
of May, A.D., 1950.

APPROVAL: COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF COLIN

This Plot, approved this 10th day of May, A.D. 1920, by the Board of County Commissioners at Polk County, Florida.

APPROVAL, PLANNING DEPARTMENT

COUNTY OF POLK
THIS DEED is hereby approved by the Polk County Planning Department IN the 12th day of
March A.D. 1900.

CLERK OF CIRCUIT COURT

I, E. R. Bond, Clerk of Circuit Court at Port Canby, do hereby certify that the above attested for recorded is: 13th day of May

SURVEYOR'S CERTIFICATE

Date: May 17, 1988

DEDICATION

COUNTY OF FOLSOM

Know all men by these presents that Ashlandone Investors Group, a corporation created and existing under the laws of the State of Maryland, has granted unto the land shown hereon has caused the plat of the above-labeled lot, no. 4, Address to be sold and the first vendue to be at the said public house, at three o'clock, April 6, 1907, and it is so stated upon the plat for the purpose indicated.

ACKNOWLEDGEMENT
STATE OF VIRGINIA

My certification expires 6-30-95

MOTIVY PUBLICS



Attorneys' Title Insurance Fund, Inc.
121 North Kentucky Avenue
Lakeland, Florida 33801
(941) 683-5731
Fax (941) 680-1139

COUNTY TAX COLLECTOR'S SEARCH JOB NO. 05-99-6769

APPLICATION NO. 3809 USE CODE: 0100

RECORDS SEARCHED THROUGH: October 19, 1999 at 11:00 P. M.

APPLICANT:

LEGAL DESCRIPTION: Lot 50 of THE VILLAGE - LAKELAND UNIT NO. 4, according to the map or plat thereof as recorded in Plat Book 75, Page 38, Public Records of Polk County, Florida.

PROPERTY I.D. NO: 282824-242231-000500

GROSS ASSESSMENT: ~~\$59,220.00~~ 59,440 as per P. 1 1-26-2000

APPLICATION FOR HOMESTEAD EXEMPTION NO ☒ YES ☐

EXHIBIT C