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ACCOUNT NO. : 072100000032

REFERENCE : 786136 150067A

AUTHORIZATION :

Patricia Pyrit

COST LIMIT : \$ 78.75

ORDER DATE : August 3, 2000

ORDER TIME : 10:05 AM

ORDER NO. : 786136-015

CUSTOMER NO: 150067A

CUSTOMER: Paul M. Sills, Esq
Sidney L. Vihlen, Iii, P.a.

Suite C
1173 Spring Centre South Blvd.
Altamonte Sprin, FL 32714

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DOMESTIC FILING

NAME: FOREST LAKES PRESERVE
HOMEOWNER'S ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kim Clemons - EXT.

EXAMINER'S INITIALS:

RECEIVED
DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

00 AUG -3 AM 11:30

RECEIVED

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 AUG -3 PM 1:36

JP 8/3/00

ARTICLES OF INCORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

OF

00 AUG -3 PM 1:36

FOREST LAKES PRESERVE HOMEOWNER'S ASSOCIATION, INC.

The undersigned subscriber to these Articles of Incorporation a natural person competent to contract, hereby forms a corporation, not for profit, under the laws of the State of Florida.

**ARTICLE I
CORPORATE NAME**

The name of this corporation is:

FOREST LAKES PRESERVE HOMEOWNER'S ASSOCIATION, INC.

**ARTICLE II
CORPORATE EXISTENCE**

Existence of this 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 III
PURPOSES**

The purposes for which this corporation is formed is to perform all of the acts and duties as are normally performed by a duly incorporated, not for profit, homeowner's association as to the real property known as Forest Lakes Preserve, according to the plat thereof as recorded in the Public Records of Volusia County, Florida, and to perform all acts and duties as set forth in the Declaration of Covenants and Restrictions of Forest Lakes Preserve, as the recorded in the Public Records of Volusia County, Florida including, without limitation, the following:

- 1) To preserve, improve and maintain the common areas of the community, including the community entrance area, swales, berms, drainage areas and drainage and utility easements; and
- 2) To inspect all swales, berms, drainage areas and drainage and utility easements lying within individually owned lots within the community; and

- 3) To enforce all owner's covenants including, without limitation, covenants regarding the preservation and maintenance of all swales, berms, drainage areas and drainage and utility easements lying within individually owned lots within the community; and
- 4) To administer and operate the community for the best interests of the property and the residents thereof; and
- 5) To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no: 40-127-0447M-ERP requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained herein.
- 6) To establish and collect assessments from the members of the Association in order to accomplish the objectives listed above. This corporation shall levy and collect adequate assessments against members of the Association for the operation of the Association, the proper maintenance of all common areas as well as the costs of maintenance and operation of the surface water or stormwater management system. The assessments shall be used for the operation of the Association, the maintenance and repair of the common areas and the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

ARTICLE IV

QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION

All persons or entities owning a present vested interest, evidenced by an instrument properly recorded in the Public Records of Volusia County, Florida, in the fee simple title in any lot, shall automatically be members of the Association. Said memberships shall automatically terminate when a person or entity no longer owns such an interest.

Owners of each lot shall be entitled to vote as members of the Association as stated in the Declaration of Covenants and Restrictions of Forest Lakes Preserve, recorded in the Public Records of Volusia County, Florida.

ARTICLE V

MANAGEMENT AND ELECTION OF OFFICERS AND DIRECTORS

The affairs and property of this corporation shall be managed and governed by a Board of Directors the size and duties of which shall be governed by the By-Laws of the corporation and the Declaration of Covenants and Restrictions for Forest Lakes Preserve.

Directors shall be elected by the voting members of the corporation, in accordance with the By-Laws, at the initial and regular annual meeting of the membership of the corporation.

All officers shall be elected by the Board of Directors, in accordance with the By-Laws, at the initial and regular annual meeting of the Board of Directors. The Board of Directors shall elect from among the members a President, Vice-President, Secretary, Treasurer and such other officers as the Board shall deem desirable.

ARTICLE VI
BY-LAWS

By-Laws for the corporation shall initially be adopted by the initial Board of Directors. During the corporation's first year of existence, the Board of Directors shall have the power and authority to alter and amend the By-Laws by a majority vote of such Board; thereafter, the By-Laws of the corporation may be made, altered, amended or rescinded as set forth in said By-Laws.

ARTICLE VII
AMENDMENT TO ARTICLES OF INCORPORATION

These Articles of Incorporation may only be amended by a majority vote of the members of the initial Board of Directors during the Corporation's first year of existence. Thereafter, any member of the Corporation may propose amendments to the Articles of Incorporation. Any such amendment must be approved at a regular or special meeting of the members of the Corporation, called for that purpose, with proper notice having been given, by a two thirds (2/3) vote of the qualified members of the Corporation.

ARTICLE VIII
RESIDENT AGENT AND INITIAL PRINCIPAL OFFICE

Until a successor individual or location is named by the Board of Directors, the Resident Agent and initial principal office of the corporation shall be:

SID VIHLEN, JR.
204 N. Park Avenue, Suite 100
Sanford, Florida 32771

ARTICLE IX
NON-PROFIT STATUS

No part of the net earnings of the Corporation shall inure to the benefit of any individual or member.

No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation, and none of the assets of the corporation will be distributed to any

member, officer or director or trustee of the corporation. Upon dissolution of the organization, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to an organization or organizations which have qualified for an exemption under Section 501 (c) (3) of the Internal Revenue Code, or to the Federal Government, or to a state or local government, for a public purpose.

ARTICLE X
CONTINUANCE OF OPERATION AND MAINTENANCE ON SURFACE
WATER OR STORMWATER MANAGEMENT SYSTEM

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

ARTICLE XI
SUBSCRIBER

The name and resident address of the founder and subscriber to these Articles of Incorporation is:

SID VIHLEN, JR.
204 North Park Avenue, Suite 100
Sanford, Florida 32771

ARTICLE XII
INDEMNIFICATION

The Corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Incorporation for the uses and purposes aforesaid on this 2nd day of August, 2000.



SID VIHLEN JR.,
Incorporator


STATE OF FLORIDA }
COUNTY OF SEMINOLE }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take oaths and acknowledgments, personally appeared, Sid Vihlen, Jr., who is either personally known by me, or who produced a Drivers License as identification, and who, after being duly sworn, acknowledged to me that he executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid on this the 2nd day of AUGUST, 2000.

(SEAL)





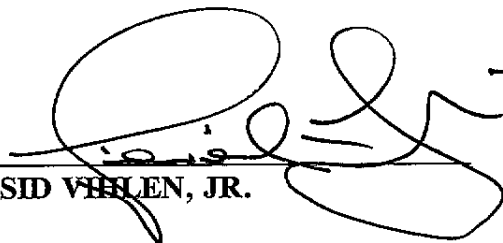
Notary Public, State of Florida

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 AUG -3 PM 1:36

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of **FOREST LAKES PRESERVE HOMEOWNER'S ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.


SID VELEN, JR.