


100000005228

CORPORATE  
ACCESS,  
INC.

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

WALK IN

 *Wade*

PICK UP 8/10/00 11:00

SECRET  
TALLAHASSEE  
00 AUG 10 AM 11:05

CERTIFIED COPY \_\_\_\_\_

CUS \_\_\_\_\_

PHOTO COPY \_\_\_\_\_

FILING Articles

Aberdeen At Kings Ridge Neighborhood  
(CORPORATE NAME & DOCUMENT #) Association, Inc

(CORPORATE NAME & DOCUMENT #)

100003352061--9  
-08/10/00--01030--014  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

(CORPORATE NAME & DOCUMENT #)

(CORPORATE NAME & DOCUMENT #)

(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS \_\_\_\_\_

RECEIVED  
00 AUG 10 AM 9:45  
TALLAHASSEE  
SECRET

"When you need ACCESS to the world"  
CALL THE FILING AND RETRIEVAL AGENCY DEDICATED TO SERVING YOU!  
T SMITH AUG 10 2000

**ARTICLES OF INCORPORATION  
ABERDEEN AT KINGS RIDGE NEIGHBORHOOD  
ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

**Table of Contents**

1.	<u>Name of Corporation.</u> .....	2
2.	<u>Principal Office</u> .....	2
3.	<u>Registered Office - Registered Agent.</u> .....	2
4.	<u>Definitions.</u> .....	2
5.	<u>Purpose of the Association.</u> .....	2
6.	<u>Not for Profit.</u> .....	2
7.	<u>Powers of the Association.</u> .....	2
8.	<u>Membership and Voting Rights.</u> .....	3
9.	<u>Board of Directors.</u> .....	4
10.	<u>Dissolution.</u> .....	4
11.	<u>Duration.</u> .....	5
	12.1. <u>General Restrictions on Amendments</u> .....	5
	12.2. <u>Amendments Prior to the Turnover Date.</u> .....	5
	12.3. <u>Amendments From and After the Turnover Date</u> .....	5
13.	<u>Limitations.</u> .....	5
	13.1. <u>Declaration is Paramount.</u> .....	5
	13.2. <u>Rights of Developer.</u> .....	5
	13.3. <u>By-Laws</u> .....	5
14.	<u>Incorporator.</u> .....	5
15.	<u>Officers.</u> .....	5
16.	<u>Indemnification of Officers and Directors.</u> .....	6
17.	<u>Transactions in Which Directors or Officers are Interested.</u> .....	6

**ARTICLES OF INCORPORATION  
OF  
ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

In compliance with the requirements on the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. ("Association").

2. Principal Office. The principal office of the Association is 1900 Kings Ridge Boulevard, Clermont, Florida 34711.

3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is 200 South Biscayne Boulevard, Suite 3410, Miami, Florida 33131. The name of the Registered Agent of the Association is:

Patricia Kimball Fletcher, P.A.

4. Definitions. A declaration entitled Declaration of Covenants, Restrictions and Easements for Aberdeen Neighborhood (the "Declaration") will be recorded in the Public Records of Lake County, Florida, and shall govern all of the operations of a community to be known as Aberdeen Neighborhood. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose of the Association. The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration; (c) administer the interests of the Association and the Owners; (d) promote the health, safety and welfare of the Owners.

6. Not for Profit. The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.

7. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

7.1. To perform all the duties and obligations of the Association set forth in the Declaration and By-Laws, as herein provided.

7.2. To enforce, by legal action or otherwise, the provisions of the Declaration and By-Laws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and Aberdeen Neighborhood.

7.3. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and By-Laws.

7.4. To pay all Common Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association.

7.5. To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration.

7.6. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

7.7. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of Aberdeen Neighborhood to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration.

7.8. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

7.9. To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, Aberdeen Neighborhood, the Common Areas, Homesites and Homes as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

7.10. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise.

7.11. To employ personnel and retain independent contractors to contract for management of the Association, Aberdeen Neighborhood, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association.

7.12. To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, Aberdeen Neighborhood as provided in the Declaration, such as, but not limited to, Telecommunication Services, maintenance, garbage pick-up, and utility services.

7.13. To establish committees and delegate certain of its functions to those committees.

7.14. To collect on behalf of the Community Association and Club Owner, all assessments to the Community Association and all of the Club Charges due to Club Owner, from members of the Association.

## 8. Membership and Voting Rights.

8.1. Membership. Every person or entity who is an Owner of a Home (as defined below) and the Developer shall be a Member of the Association. Notwithstanding the foregoing, any such person or entity that merely holds record ownership as security for the performance of an obligation shall not be a Member of the Association. Membership in the Association shall not be assignable, except to the successor-in-interest of the Member.

8.2. Voting Rights. The Association shall have two (2) classes of Voting Members, each to be selected and to cast the numbers of votes set forth below:

Class A. Class "A" Member shall be each Owner of a Home in Aberdeen Neighborhood except the Developer. Each Class "A" Member shall be entitled to one (1) vote.

Class B. The Class B Voting Member shall be the Developer. The Class B Voting Member shall be entitled to one (1) vote, plus two (2) votes for each vote to which the Class A Members are entitled to cast from time to time, provided that the Class B Membership shall cease and terminate one (1) year after the last Home within Aberdeen Neighborhood has been sold and conveyed or at any time prior to that date at the election of the Developer.

8.3. Community Association. Each Member of the Association shall also be a member of the Community Association. The Association shall elect three (3) Voting Members who shall represent the interests of all members of the Association at meetings of the Community Association, and shall cast as many votes as there are Homes subject to the jurisdiction of the Association. The Association shall elect its Voting Members in the same manner, and subject to the same terms as to duration of office, removal and qualifications, as it elects its own directors and each Voting Member shall be a director of the Association.

8.4. Selection of Voting Members. The Association shall give written notice to the Community Association of the persons elected or designated as its Voting Members, such notice to be given at or before the first meeting of the Community Association which the Voting Member is to attend. The Community Association shall be entitled to rely on such notices as constituting the authorization of the Association (and its members) to the designated Voting Members to cast all votes of the Association (and its members) and to bind same in all Community Association matters until such notice is changed, superseded or revoked.

8.5. Multiple Ownership. As more specifically set forth in the By-Laws, when more than one person or entity shall at any time be the Owner of a Home subject to a membership interest, the vote attributed to such Home shall be exercised as such Owners mutually determine and such Members cannot split or divide their Home's vote on any motion, resolution, ballot or otherwise. In the event that such Owners are unable to agree among themselves as to how their vote shall be cast, they shall lose their right to vote on the matter in question. If any one of such Owners casts a vote, it will thereafter be conclusively presumed for all purposes that such Owner was acting with the authority and consent of all other Owners of the same Home. In the event more than one vote is cast for a particular Home, none of said votes shall be counted, but rather, all such votes shall be deemed void.

8.6. Membership. Membership shall be appurtenant to and inseparable from ownership of a Home. Transfer of Home ownership, either voluntarily or by operation of law, shall terminate membership in the Association, and said membership shall thereupon be vested in the transferee.

9. Board of Directors.

9.1. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) nor more than five (5) members. The initial number of directors shall be three (3). Board members shall be appointed and/or elected as stated in the By-Laws. The election of Directors shall be held at the annual meeting. Directors shall be elected for a term expiring on the date of the next annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
E. BING HACKER	1900 Kings Ridge Boulevard Clermont, Florida 34711
WILLIAM HUNTER	1900 Kings Ridge Boulevard Clermont, Florida 34711
CHRISTINE SODERMARK	1900 Kings Ridge Boulevard Clermont, Florida 34711

9.2. At the first annual meeting following the cessation of the Class B membership, the Members shall elect two (2) directors for a term of one (1) year, two (2) directors for a term of two (2) years, and one (1) director for a term of three (3) years. The Candidate receiving the largest number of votes shall serve as director for three (3) years; the two candidates receiving the second and third largest vote shall serve as directors for two (2) years; and the two (2) candidates receiving the fourth and fifth largest vote shall serve as directors for one (1) year. At each annual meeting thereafter, the members shall elect the appropriate number of directors for a term of three (3) years.

10. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

11. Duration. The Association shall have perpetual existence.

12. Amendments.

12.1. General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Developer unless such amendment receives the prior written consent of Developer, as applicable, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2. Amendments Prior to the Turnover Date. Prior to the Turnover Date, Developer shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Developer's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Articles prior to the Turnover Date, Association must first obtain Developer's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Developer may be adopted by Association pursuant to the requirements for amendments from and after the Turnover Date. Thereafter, Developer shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3. Amendments From and After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) two-thirds (66 2/3%) of the Board; and (ii) seventy-five percent (75%) of all of the votes in Association.

13. Limitations.

13.1. Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2. Rights of Developer. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Developer.

13.3. By-Laws. These Articles shall not be amended in a manner that conflicts with the By-Laws.

14. Incorporator. The name and address of the Incorporator of this corporation is:

PATRICIA KIMBALL FLETCHER, ESQ.  
PATRICIA KIMBALL FLETCHER, P.A.  
Duane Morris & Heckscher, LLP  
200 South Biscayne Boulevard, Suite 3410  
Miami, Florida 33131

15. Officers. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine.

The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	E. BING HACKER
Vice President:	WILLIAM HUNTER
Secretary:	CHRISTINE SODERMARK
Treasurer:	CHRISTINE SODERMARK





ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 9<sup>th</sup> day of August, 2000.

PATRICIA KIMBALL FLETCHER, P.A.

By: Patricia K Fletcher  
Patricia Kimball Fletcher, as President

FILED  
00 AUG 10 AM 11:05  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA