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**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. Lake Venus Estates Homeowners  
(Corporation Name) (Document #)

2. Association, Inc  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☒ Walk in ☐ Pick up time ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

**NEW FILINGS**

- ☐ Profit  
☒ Not for Profit  
☐ Limited Liability  
☐ Domestication  
☐ Other

**OTHER FILINGS**

- ☐ Annual Report  
☐ Fictitious Name

**AMENDMENTS**

- ☐ Amendment  
☐ Resignation of R.A., Officer/Director  
☐ Change of Registered Agent  
☐ Dissolution/Withdrawal  
☐ Merger

**REGISTRATION/QUALIFICATION**

- ☐ Foreign  
☐ Limited Partnership  
☐ Reinstatement  
☐ Trademark  
☐ Other

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Examiner's Initials

RECEIVED  
00 SEP -1 AM 11:17  
DIVISION OF CORPORATION

APPROVED  
AND  
FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

This document was prepared by:-  
Frank O. Munian  
7421 Clarcona Ocoee Road  
Orlando, Florida FL 32808  
April 27, 2000

**ARTICLES OF INCORPORATION**  
**OF**  
**LAKE VENUS ESTATES HOMEOWNER'S ASSOCIATION INC.,**  
**A NOT-FOR-PROFIT CORPORATION**

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SEE ATTACHED EXHIBIT "A"

(hereinafter the "property") and to promote the health, safety and welfare of the residents within the Property and any additions hereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Lake Venus Estates (hereinafter the "Declaration"), applicable to the Property and recorded in the Office of the Clerk of the Circuit Court, Orange County, Florida, and as the same may be amended from time to time as therein provided;
- (b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with each other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;
- (g) Have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

**ARTICLE V**  
**MEMBERSHIP**

**ARTICLES OF INCORPORATION**

**OF**

**LAKE VENUS ESTATES HOMEOWNER'S ASSOCIATION, INC.**

**A NOT-FOR-PROFIT CORPORATION**

In compliance with the requirements of Chapters 607 and 617 of Florida Statutes, the undersigned Incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the department of state of the state of Florida these Articles of incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I  
CORPORATE NAME**

The name of the Corporation is LAKE VENUS ESTATES HOMEOWNER'S ASSOCIATION, INC. a not-for-profit corporation, hereafter called the "Association".

**ARTICLE II  
ADDRESS OF THE CORPORATION**

The Association's initial principal office is located at Hills Road, Orlando, Florida 32808.

**ARTICLE III  
REGISTERED AGENT OR OFFICE**

Bowani Gopal whose address is 1439 Pine Hills Road, Orlando, Florida 32808, is hereby appointed the initial registered agent of this Association. Both the Association's registered office and registered agent may be changed from time to time by the Board of directors as provided by the law.

**ARTICLE IV  
PURPOSE**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots (as defined in the Declaration) and Common Area (as defined in the Declaration) within that certain tract of property described as:

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Every person or entity who is a record of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the association, including contract sellers, shall be a member of the association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from the ownership of any Lot which is subject to assessment by the Association.

#### ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A membership shall be owners with the exception of the Developer, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Developer (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equals the total votes in the Class B membership; or
- (b) On December 31, 2002.

#### ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of three Directors, who need not be members of the Association. The number of Directors may be changed by the amendment of the Bylaws of the association but at all times must be odd number of three (3) or more. The names and addresses of the persons who are to act in the capacity of directors until their successors have been duly elected and qualify, unless they sooner die, resign or removed are:

<u>NAME</u>	<u>ADDRESSES</u>
<u>Bowani Gopal</u>	<u>1439 Pine Hills Road, Orlando, Florida 32808</u>
<u>Frank Munian</u>	<u>7421 Clarcona Ocoee Road, Orlando, Florida 32818</u>
<u>Danrajh Rambrich</u>	<u>9068 Pinnacle Circle, Orlando, Florida 32786</u>

Except for the initial Directors named above, all of whom will serve until this Association's first annual meeting, the term of office for all Directors is one year. At the first annual meeting, the Members shall elect three (3) directors, and at each annual meeting thereafter, the Members shall elect three (3) directors.

#### ARTICLE VIII INCORPORATOR

The name and address of the Incorporator is Bowani Gopal, whose address is 1439 Pine Hills Road, Orlando, Florida 32808.

#### **ARTICLE IX DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of Members (as defined in the Declaration). Upon dissolution of the association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE X DURATION**

The Association shall exist perpetually.

#### **ARTICLE XII AMENDMENTS**

Amendment of these Articles shall require the assent of two-thirds (2/3) of the Lots owners (as declared in the Declaration)

#### **ARTICLE XIII FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration; annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles.

#### **ARTICLE XIV INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. Without limitation, all capitalized terms used herein and defined in the declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the Incorporator intends its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed and applied with those of the Declaration to avoid inconsistencies or conflicting results. The Declaration is hereby incorporated herein as if set forth at length.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these  
Articles of Incorporation this 12 day of May, ~~1999~~ 2000

Signed, Sealed and delivered in  
The presence of:

Recorded - Martha D. Haynie

Thomas

I accept my position as registered agent.

Pamela Randick

Bowani Gopal  
Bowani Gopal, Incorporator and  
Registered Agent

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12 day of  
May, 2000, by Bowani Gopal, who is personally known to me (or  
who has produced \_\_\_\_\_ as identification) and who did  
(did not) take an oath.

Danraj Rambrich  
Notary Public - State of Florida



DANRAJH RAMBRICH  
Comm. No. CC 641090  
My Comm. Exp. Aug. 19, 2001  
Bonded thru Pichard Ins. Agcy.

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ARTINC-LAKE VENUS ESTATES