

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 222-1222 • 1-800-342-8062 • Fax (850) 222-1222

100000007046

Winter Park Place Homeowners'  
Association, Inc.

800003434798--1  
-10/23/00--01019--012  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

- ☒ Art of Inc. File \_\_\_\_\_
- \_\_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- ☒ Cert. Copy \_\_\_\_\_
- \_\_\_\_\_ Photo Copy \_\_\_\_\_
- \_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_

FILED  
00 OCT 23 PM 12:44  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

RECEIVED  
00 OCT 23 AM 10:28  
DIVISION OF CORPORATION

OCT 23 2000

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

Name \_\_\_\_\_

Date 10/23/00

Time 10:00

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

**ARTICLES OF INCORPORATION**  
**OF**  
**WINTER PARK PLACE HOMEOWNERS' ASSOCIATION, INC.**

**FILED**  
00 OCT 23 PM 12:44  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLE I**

The name of this corporation shall be:

WINTER PARK PLACE HOMEOWNERS' ASSOCIATION, INC., a non-profit corporation  
with its street address and initial principal place of business at 1004 Versailles Court, Maitland,  
Florida 32751.

**ARTICLE II**

The general nature, purposes and objectives for which this Corporation is formed shall be:

- (a) To organize the residents and property owners of lots and tracts located in WINTER PARK PLACE which includes real property described in Exhibit A, all of which is located in Orange County Florida (the "Property").
- (b) To establish a community association whose purpose shall be to maintain and operate the WINTER PARK PLACE common areas and private driveway known as PARK PLACE DRIVE.
- (c) To further and promote by all proper and legitimate agencies and means the activities required to operate, maintain, repair, replace and use the common areas and the private driveway for the use of the members of the WINTER PARK PLACE Homeowners' Association, Inc., their guests and invitees.
- (d) To provide for access by providers of essential public services, including, but not limited to, electrical service, water distribution services, wastewater collection service, if any, stormwater management services, cable television services, fire and emergency services, and related services to the tracts and lots of WINTER PARK PLACE.
- (e) To operate, maintain, repair and manage the surface water and stormwater systems constructed for WINTER PARK PLACE in a manner consistent with:

- 1) the conditions set forth in and the requirements of the St. Johns River Water Management District permit no. 42-095-6457-1, as originally issued and as amended from time to time, and
  - 2) the rules of the St. Johns River Water Management District.
- (f) To assist in the enforcement of the Declaration of Covenants, Conditions and Reservations of WINTER PARK PLACE which relate to the surface water and stormwater management system.
- (g) To levy and collect assessments from members of the Corporation who are owners of Lots in WINTER PARK PLACE that are reasonably adequate to cover the costs of maintenance, operation and repair of the surface and stormwater management system at WINTER PARK PLACE. Said assessments shall be used for the proper purposes of the corporation, including, without limitation, paying the cost of maintenance, operation and repair of the surface water and stormwater management systems, work within retention areas of such systems and work within areas designated as drainage easement areas.

### ARTICLE III

The membership shall consist of those persons who purchase lots or homes which are built upon lots in the Property and of persons who own any tracts in the Property. There shall be only one membership per lot or home that is purchased and one membership per tract, but persons may share a single membership.

### ARTICLE IV

The term for which this corporation shall exist shall be perpetual unless and until dissolved as is now or may be hereafter provided by law. The corporation's existence shall commence upon the filing of these articles of incorporation with the Florida Department of State in Tallahassee, Florida.

ARTICLE V

This corporation shall be managed by a Board of Directors no less than three nor more than five who need not be members of the Association who shall initially be appointed by HENDERSON INVESTMENT CORP., the initial Developer of WINTER PARK PLACE, and, in subsequent years shall be elected as provided in the Bylaws. The names and street addresses of the members of the first Board of Directors who shall hold office for the first year of existence of the Corporation or until their successors are elected or appointed and have qualified are:

E. Richard Henderson, Jr.	Jere Daniels	E. Richard Henderson, Sr.
1004 Versailles Court	Suite 221, 2431 Aloma Ave.	855 Dixie Parkway
Maitland, Florida 32751	Winter Park, Florida 32792	Winter Park, Florida 32789

ARTICLE VI

The name and street address of the incorporator is:

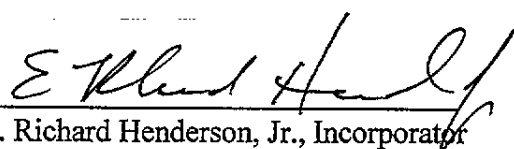
E. Richard Henderson, Jr.  
1004 Versailles Court  
Maitland, Florida 32751

ARTICLE VII

E. Richard Henderson, Jr., located at 1004 Versailles Court, Maitland, Florida 32751, has been named as the Corporation's Agent to accept service of process within this State. Said agent has accepted the request to act in this capacity.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal <sup>October 18</sup> ~~on June~~ \_\_\_\_\_,

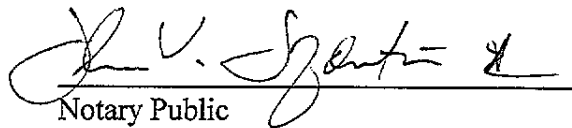
2000.

  
\_\_\_\_\_  
E. Richard Henderson, Jr., Incorporator

STATE OF FLORIDA:  
COUNTY OF ORANGE:

ON THIS DAY personally appeared before me, the undersigned officer, E. RICHARD HENDERSON, JR., personally known to me to be the individual described in and who executed the foregoing, who did not take an oath but acknowledged executing the same for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on <sup>October</sup>~~September~~ 18, 2000.

  
Notary Public

THOMAS V. INFANTINO II  
Notary Public, State of Florida  
My comm. exp. Oct. 2, 2004  
Comm. No. CC 971744

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR SERVICE OF PROCESS WITHIN THIS STATE  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

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**FILED**  
00 OCT 23 PM 12:44  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with  
said Act::

That WINTER PARK PLACE HOMEOWNERS' ASSOCIATION, INC., a corporation  
organized under the laws of the State of Florida, has named E. RICHARD HENDERSON, JR.,  
located at 1004 Versailles Court, Maitland, Florida 32751, County of Orange, State of Florida, as  
its agent to accept service of process within this state.

By: E. Richard Henderson, Jr.  
E. Richard Henderson, Jr., Incorporator

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated corporation, at place  
designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the  
provisions of said Act relative to keeping open said office.

By: E. Richard Henderson, Jr.  
E. Richard Henderson, Jr., Resident Agent