

**NO1000002386**

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ARTHUR E. ROBERTS  
(1929-1997)

JULIA R. LAW

March 28, 2001

Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

Re: Courtney Park Homeowners  
Association, Inc.

FILED  
01 APR -2 PM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

300003944123--0  
-04/02/01--01146--008  
\*\*\*122.50 \*\*\*\*\*78.75

Gentlemen:

Relative to the subject new corporation, enclosed please find the original and one copy of the articles of incorporation, which I would appreciate your filing and returning the copy to me certified.

Also enclosed is my trust account check in the amount of \$122.50, representing the \$35.00 filing fee, \$52.50 for certified copy, and \$35.00 for registered agent fee.

Thanking you for your assistance in this matter, I remain

Sincerely,

*Julia R. Law*

JULIA R. LAW

JRL/bs

Enclosures

9-4-01  
WPC

ARTICLES OF INCORPORATION  
OF  
COURTNEY PARK HOMEOWNERS ASSOCIATION, INC.  
(A Florida Non-Profit Corporation)

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ARTICLE I

The name of the corporation is COURTNEY PARK HOMEOWNERS  
ASSOCIATION, INC.

ARTICLE II

This corporation 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 and preservation of water retention areas and stormwater swales within that certain tract of property described as:

ALL THAT REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property described in Exhibit "A" attached hereto and recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Lake County, Florida, and as the same may be amended from time to time as therein provided, said declaration being incorporated herein as set forth at length;

(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 corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(d) Borrow money, and with the assent of two-thirds (2/3) of the 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 the members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit 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 the members;

(g) The corporation shall 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. 40-069-0290-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system;

(h) The corporation shall levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the surface water or stormwater management system; and

(i) Have and to exercise any and all powers, rights, and privileges which a corporation may now or hereafter have or exercise under the laws of the State of Florida governing corporations not for profit.

### ARTICLE III

The term of existence of the corporation shall be perpetual.

### ARTICLE IV

There shall be three (3) members of the initial Board of Directors of the corporation. The names and address of the persons who are to serve as directors until

JACK A. SCHOENTHALER

22051 North O'Brien Road  
Howey-in-the-Hills, Florida 34737

Thereafter, the Board of Directors shall be elected by a majority of the members pursuant to the by-laws of the corporation.

#### ARTICLE V

The affairs of the corporation are to be managed by a President and Secretary-Treasurer. Such officers will be elected annually pursuant to the by-laws of the corporation.

#### ARTICLE VI

(a) This corporation shall have no capital stock and shall be composed of members rather than stockholders. The membership of the corporation shall consist of owners of a fee interest in any lot included in the lots of Courtney Park Subdivision, Lake County, Florida. Each member shall be entitled to one vote for each lot owned.

(b) Upon transfer of title to a member's interest in the aforescribed property by death, sale or otherwise, the transferor shall be terminated as a member and the transferee shall be eligible for membership pursuant to the foregoing provisions of this article.

(c) There shall at no time be more than one voting member for each lot included in the lots of Courtney Park Subdivision, Lake County, Florida.

(d) The recreational area of the above-described property will be used for recreational purposes only. Access thereto will be limited to members of the corporation.

#### ARTICLE VII

The by-laws of the corporation are to be made, altered or rescinded by the voting members of the corporation.

#### ARTICLE VIII

These Article of Incorporation may be amended by the act of the voting members of the corporation. Such amendments may be proposed and adopted in the

in the by-laws of the corporation

In the event of termination, dissolution or final liquidation of the corporation, 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 X

The address of this corporation's initial registered office in the State of Florida is 22051 North O'Brien Road, Howey-in-the-Hills, Florida 34737. The name of the initial registered agent at the above address is L. CLEVE HIGHTOWER.

ARTICLE XI

The name and residence address of the subscriber of these Articles of Incorporation are L. CLEVE HIGHTOWER, 22051 North O'Brien Road, Howey-in-the-Hills, Florida 34737:

ARTICLE XII

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation under the laws of the State of Florida have executed these Articles of Incorporation on the 9 day of April, 1999.

  
\_\_\_\_\_  
L. CLEVE HIGHTOWER

STATE OF FLORIDA  
COUNTY OF Lake

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared L. CLEVE HIGHTOWER, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

**STATE OF FLORIDA  
DEPARTMENT OF STATE**

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS  
AND DIRECTORS.**

The following is submitted, in compliance with Chapter 617.023, Florida Statutes:  
COURTNEY PARK HOMEOWNERS ASSOCIATION, INC., a corporation not for profit,  
organized (or organizing) under the laws of the State of Florida, with its principal office  
at 22051 North O'Brien Road, in the City of Howey-in-the-Hills, County of Lake, State of  
Florida, has named L. CLEVE HIGHTOWER, located at 22051 North O'Brien Road, in  
the City of Howey-in-the-Hills, County of Lake, State of Florida, as its agent to accept  
service of process within this state.

**OFFICERS:**

Name	Title	Specific Address
L. CLEVE HIGHTOWER	President/ Secretary/ Treasurer	22051 North O'Brien Road Howey-in-the-Hills, FL 34737

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

**DIRECTORS:**

Name	Specific Address
L. CLEVE HIGHTOWER	22051 North O'Brien Road Howey-in-the-Hills, Florida 34737
MARGARET C. THORN	22051 North O'Brien Road Howey-in-the-Hills, Florida 34737
JACK A. SCHOENTHALER	22051 North O'Brien Road Howey-in-the-Hills, Florida 34737

BY:

  
L. CLEVE HIGHTOWER

ACCEPTANCE: