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FLORIDA^{NON-}PROFIT CORPORATION OR P.A.

Lake Lena Oaks Homeowners' Association, Inc.

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W-21822



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

September 20, 2001

FLOYD & SAMMONS, P.A.

SUBJECT: LAKE LENA OAKS HOMEOWNERS' ASSOCIATION, INC.
REF: W01000021822

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ARTICLES OF INCORPORATION
OF

Lake Lena Oaks Homeowners' Association, Inc.

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this corporation is: **Lake Lena Oaks Homeowners' Association, Inc.**

ARTICLE II. CORPORATE PURPOSE AND MEMBERS OF THE CORPORATION

Purpose of Corporation. The purpose of the corporation is to act as the association for as Lake Lena Oaks, pursuant to a plat recorded in Plat Book 114 at pages 47 and 48 of the Public Records of Polk County, Florida

Membership in Association. Every Owner of a Lot in the subdivision shall be a Member of the Association. Membership

This instrument prepared by:
Robert O. Sammons, Esq.
1552 Sixth Street SE
Winter Haven FL 33880
(863) 293-3801
Florida Bar # 282952

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shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment. Each owner of a lot shall be entitled to vote on the affairs of the Association.

The Association shall have two classes of voting members as follows:

Class A. Class A Members shall be all Owners with the exception of Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a given Lot, all such persons shall be Members and the vote for such Lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Lot owned by Class A Members.

Class B. The Class B Member shall be Declarant, who shall be entitled to exercise three (3) votes for each Lot. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

Non-Payment of Charges and Assessments. Any Member who is delinquent in excess of 90 days in the payment of any charges duly levied by the Association against the Lot shall not be entitled to a vote until all such charges together with such reasonable penalties as the board of directors of the Association may impose have been paid.

ARTICLE III. TERM OF EXISTENCE

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The corporation is to exist perpetually, beginning with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. If the corporation is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If the appropriate agency does not accept the conveyance, the the surface water management system shall be conveyed or dedicated to a similar nonprofit corporation.

ARTICLE IV. INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of the corporation in the State of Florida is 7233 O'Daniel Loop East, Lakeland FL 33809. The mailing address of the Corporation shall be 7233 O'Daniel Loop East, Lakeland FL 33809. The Board of Directors may from time to time move the principal office to any other address.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 1552 Sixth Street SE, Winter Haven FL 33880, and the name of the corporation's initial registered agent at that address is Robert O. Sammons. The Board of Directors may from time to time move the registered office to any other address in Florida.

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ARTICLE VI. DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time, as provided in the bylaws. The name and street address of each member of the first Board of Directors is:

<u>Name</u>	<u>Address</u>
Jimmy D. Brown	7233 O'Daniel Loop East, Lakeland FL 33809
James T. Brown	7233 O'Daniel Loop East, Lakeland FL 33809
Robert D. Brown	107 Mohawk Circle, Auburndale, FL 33823

Members of the first Board of Directors shall serve until their successors are elected or appointed and have qualified. Directors shall be elected by a vote of the members of the corporation as provided in the bylaws of the corporation.

ARTICLE VII. CORPORATE POWERS

The corporation shall have the following powers:

1. The corporation shall have all of the powers of a corporation not for profit in the state of Florida and all powers necessary to fulfill its duties and powers under the declaration of restrictions for Lake Lena Oaks Subdivision. These powers shall include, but not be limited to the following:

- A. Own and convey property.
- B. Operate and maintain common property, specifically the surface water management system as permitted

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by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances.

- C. Establish rules and regulations.
- D. Assess members and enforce said assessments.
- E. Sue and be sued.
- F. Contract for services to provide for operation and maintenance if the Corporation determines to employ a maintenance company.
- G. Require all homeowners in the subdivision to be members.
- H. Take any other action necessary for the purposes for which the corporation is organized.

ARTICLE VIII. INCORPORATOR

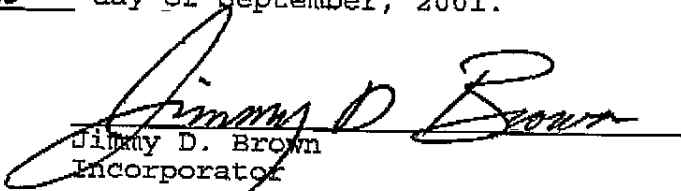
The name and street address of the incorporator to these Articles of Incorporation is:

Name

Address

Jimmy D. Brown 7233 O'Daniel Loop East, Lakeland FL 33809

Executed this 20th day of September, 2001.

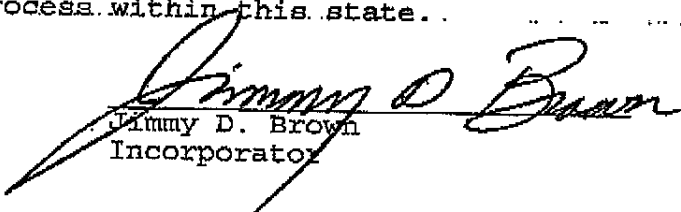

Jimmy D. Brown
Incorporator

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

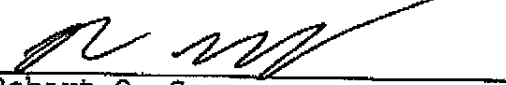
In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

That Lake Lena Oaks Homeowners' Association, Inc.,
desiring to organize under the laws of the State of Florida, with
its principal office and its registered office, as indicated in
the Articles of Incorporation, at 7233 O'Daniel Loop East,
Lakeland FL 33809, has named, Robert O. Sammons at 1552 Sixth
Street, SE, Winter Haven FL 33880, Polk County, Florida, as its
agent to accept service of process within this state.


Jimmy D. Brown
Incorporator

ACKNOWLEDGMENT:

Having been named to accept service of process for the
above-stated corporation, at the place designated in this certifi-
cate, I hereby accept to act in this capacity and agree to
comply with the provision of said act relative to keeping open
said office. I am familiar with, and accept, the obligations of
that position.


Robert O. Sammons
Registered Agent

This instrument prepared by:

~~Robert O. Sammons, Esq.~~

1552 Sixth Street SE

Winter Haven FL 33880

(863) 293-3801

Florida Bar # 282952

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