

N02000003811

02 MAY 17 PM 2:47

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H02000140348 2)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)205-0381

From:

Account Name : FLOYD & SAMMONS, P.A.
Account Number : 076726003533
Phone : (863)293-3801
Fax Number : (863)294-0976

FLORIDA NON-PROFIT CORPORATION

Babson Park Beach Resort Homeowners Association, Inc

Certificate of Status	1
Certified Copy	0
Page Count	✓ 05
Estimated Charge	\$78.75

H02000140348 2

FILED

02 MAY 17 PM 2:47

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
BABSON PARK BEACH RESORT 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: BABSON PARK BEACH RESORT 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 a residential community comprised of the subdivision described as described in the Declaration of Covenants, Conditions and Restrictions of Babson Park Beach Resort.

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

ARTICLE III. TERM OF EXISTENCE

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, any surface water management system shall be conveyed or dedicated to a similar nonprofit corporation.

This instrument prepared by:
Robert O. Sammons, Esq.
1556 Sixth Street SE
Winter Haven FL 33880
(863) 293-3801
Florida Bar # 282952

H02000140348 2

H02000140348 2

ARTICLE IV. INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of the corporation in the State of Florida is 140 Odin Drive, Winter Haven, Florida 33884. The mailing address of the Corporation shall be P.O. Box 877, Waverly, Florida 33877. 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 140 Odin Drive, Winter Haven 33884, and the name of the corporation's initial registered agent at that address is Nancy Jackson Schafer. The Board of Directors may from time to time move the registered office to any other address in Florida.

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>
1.	Nancy Jackson Schafer	140 Odin Drive Winter Haven, Florida 33884.
2.	Troy Alexander	5612 Eagleleglen Place Lithia, FL 33547
3.	Timothy D. Bracewell	2203 Thompson Road Lithia, FL 33547

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

H02000140348 2

the declaration of restrictions for the Subdivision. These powers shall include, but not be limited to the following:

1.
 - A. Own and convey property.
 - B. Operate and maintain common property, specifically the surface water management system as permitted 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:

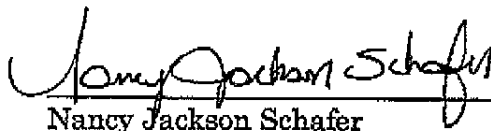
Name

Address

Nancy Jackson Schafer

140 Odin Drive,
Winter Haven, Florida 33884.

Executed this 16th day of May, 2002.


Nancy Jackson Schafer
Incorporator

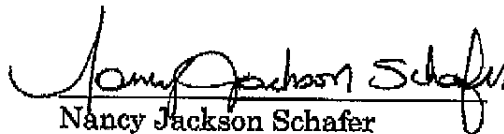
FILED

02 MAY 17 PM 2:47

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

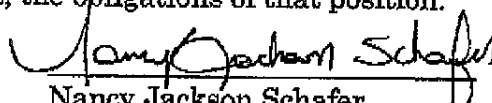
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That BABSON PARK BEACH RESORT 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 140 Odin Drive, Winter Haven, Florida 33884 has named, Nancy Jackson Schafer at 140 Odin Drive, Winter Haven, Florida 33884, Polk County, Florida, as its agent to accept service of process within this state.


Nancy Jackson Schafer
Incorporator

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, 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.


Nancy Jackson Schafer
Registered Agent

This instrument prepared by:
Robert O. Sammons, Esq.
1556 Sixth Street SE
Winter Haven FL 33880
(863) 293-3801
Florida Bar # 282952