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02 JUL 21 AM 11:48

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 634628 80504A

AUTHORIZATION :

Patricia Pizoto

COST LIMIT : \$ 70.00

ORDER DATE : June 21, 2002

ORDER TIME : 3:30 PM

ORDER NO. : 634628-005

CUSTOMER NO: 80504A

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CUSTOMER: Ms. Kathy Worley
Trombley Lobozzo & Schommer

329 South Commerce Avenue

Sebring, FL 33870

DOMESTIC FILING

NAME: NEW ASSOCIATION OF PROPERTY
OWNERS AND RESIDENTS OF SUN'N
LAKES OF SEBRING, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Darlene Ward - EXT. 1135
EXAMINER'S INITIALS:

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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

W0218296
D. WHITE JUL 23 2002



FLORIDA DEPARTMENT OF STATE

Katherine Harris Please give original
Secretary of State submission date as file date.

RESUBMIT

June 24, 2002

CSC

SUBJECT: NEW ASSOCIATION OF PROPERTY OWNERS AND RESIDENTS
OF SUN'N LAKES OF SEBRING, INC.
Ref. Number: W02000018296

We have received your document for NEW ASSOCIATION OF PROPERTY OWNERS AND RESIDENTS OF SUN'N LAKES OF SEBRING, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.)

The registered agent must sign accepting the designation.

PLEASE GIVE TITLE TO THE OFFICERS LISTED IN ARTICLE VII (ie PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER)

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6933.

Dale White
Document Specialist
New Filings Section

Letter Number: 502A00040495

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JUL 22 2002
PM 4:49
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION OF
NEW ASSOCIATION OF PROPERTY OWNERS AND
RESIDENTS OF SUN'N LAKES OF SEBRING, INC.**

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02 JUL 21 AM 11:48

**SECRETARY OF STATE
TALLAHASSEE FLORIDA**

BY THESE Articles, the undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Florida Law and certify as follows:

ARTICLE I

Name and Definition

The name of the corporation shall be **NEW ASSOCIATION OF PROPERTY OWNERS AND RESIDENTS OF SUN'N LAKES OF SEBRING, INC.** The corporation is herein referred to as "the Association" and the terms used herein shall have the meaning as stated in Chapter 720, Florida Statutes 2001.

ARTICLE II

Purpose

The Association is organized for the following purposes:

- (1) All lawful purposes as set forth in Chapter 720, particularly Section 720.301 through 720.311.
- (2) To perform and do all acts lawful for such associations in the State of Florida.
- (3) To own, operate, lease, sell, trade or otherwise deal with real or personal property as may be necessary or convenient in the administration of the Association.

ARTICLE III
Implied Powers

3.01 The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the purposes of the Association as set forth in this Article.

Specific Powers

3.02 In furtherance of the purposes of the Association, the Association shall have all the powers set forth in Chapter 720, Florida Statutes 2001. Including, but not limited to, the following rights, powers and authority:

- (1) To enforce the covenants and restrictions which exist in Sun'N Lakes of Sebring.
- (2) To assure that the rights of the property owners and residents are enforced and protected and that the will of the majority shall be adhered to by the supervisors of the Sun'N Lakes of Sebring Special Taxing District as well as officers in any other homeowners association.
- (3) To retain legal counsel at the expense of the Association and to enforce by legal action, if necessary, the rules and regulations of the Association.
- (4) To adopt and establish By-Laws for the operation of said Association.

ARTICLE IV
Association Funds and Property

The Association shall pay no dividend, and shall distribute no part of its income to its members, directors, or officers. Nevertheless, the Association may pay compensation in a reasonable amount to its members, directors and officers for services rendered or reimburse for monies advanced on behalf of the Association. On termination, the Association may make distribution to its members as permitted by law, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income. All funds and property acquired by the Association and all profits therefrom shall be held and used for the benefit of the members of the Association in accordance with provisions of these Articles and By-Laws.

ARTICLE V
Members Qualification

5.01 Members of the Association shall consist of property owners and residents in Sun'N Lakes of Sebring.

5.02 The share of a member in the Association cannot be assigned or transferred in any manner, except as an appurtenance to each member's unit.

Meetings

5.03 The By-Laws shall provide for an Annual Meeting of the members and

may provide for regular and special meetings other than the annual meeting.

Voting

- 5.04 Each an owner or resident shall be entitled to the number of votes as set forth in the By-Laws.

ARTICLE VI

Directors

Number

- 6.01 The property, business, and affairs of the Association shall be managed by a Board of Directors consisting of five (5) Directors for the months of April through September, and seven (7) Directors for the months of October through March.

Election

- 6.02 Directors may be designated or elected and removed, and vacancies on the Board of Directors shall be filled as provided in the By-Laws.

Authority

- 6.03 All of the duties and powers of the Association as set forth in Chapter 720, Florida Statutes 2001, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees.

Initial Directors

6.04 The names and addresses of the initial five (5) members of the first Board of Directors, who shall hold office until the election or appointment of successors are as follows:

Name	Address
RAMON RIVERA	4025 Peugeot St., Sebring, FL
LAZARA ROBERT	6457 Columbus Blvd., Sebring, FL
JOSEPH GRECKO	1988 Sawgrass Trail, Sebring, FL
LAWRENCE STANGE	2917 Monza Drive, Sebring, FL
SHERRY TROMBLEY	2517 Sunrise Drive, Sebring, FL

ARTICLE VII

Officers

The affairs of the Association shall be administered by the officers designated in accordance with the By-Laws. The names and addresses of the officers who shall serve until the election or appointment of their successors in accordance with the By-Laws are as follows:

Names	Addresses	
RAMON RIVERA	4025 Peugeot St., Sebring, FL	
LAZARA ROBERT	6457 Columbus Blvd., Sebring, FL	V-Pres.
JOSEPH GRECKO	1988 Sawgrass Trail, Sebring, FL	
LAWRENCE STANGE	2917 Monza Drive, Sebring, FL	President

SHERRY TROMBLEY

2517 Sunrise Drive, Sebring, FL

Sec/Treas.

ARTICLE VIII

Term

The term of the Association shall be perpetual, provided, however, that the Association shall be terminated in accordance with requirements of Chapter 720, Florida Statutes 2001.

ARTICLE IX

Registered Office and Agent

The initial Registered Agent is **LARRY STANGE**, whose address is 2917 Monza Drive, Sebring, Florida 33872.

ARTICLE X

Incorporators

The names and addresses of each incorporator of the Association is:

Name	Address
RAMON RIVERA	4025 Peugeot St., Sebring, FL
LAZARA ROBERT	6457 Columbus Blvd., Sebring, FL
JOSEPH GRECKO	1988 Sawgrass Trail, Sebring, FL
LAWRENCE STANGE	2917 Monza Drive, Sebring, FL
SHERRY TROMBLEY	2517 Sunrise Drive, Sebring, FL

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

FILED

02 JUL 21 AM 11:48

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is **NEW ASSOCIATION OF PROPERTY OWNERS AND RESIDENTS OF SUN'N LAKES OF SEBRING, INC.**
2. The name and address of the registered agent and office is:

LARRY STANGE, 2917 Monza Drive, Sebring, Florida 33872.

Signature: Laurence A. Stange
Corporate Officer

Title: Pres.

Date: July 15, 2002

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Signature: Laurence A. Stange

Date: July 15, 2002