

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

NO20000006779

Brooke Lakes Homeowner  
Association Inc.

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA  
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Signature \_\_\_\_\_

Requested by: SW

Name \_\_\_\_\_

Date 9/6

Time \_\_\_\_\_

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

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

174 Pender's Printing • Thomasville, GA 300

- ☒ 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 \_\_\_\_\_

9/6/02  
6

**ARTICLES OF INCORPORATION  
OF  
HOMEOWNERS ASSOCIATION**

**FILED**  
**02 SEP -6 PM 1:17**  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I. NAME**

The name of this corporation shall be **BROOKE LAKES** Homeowners Association, INC., and shall be hereinafter referred to as ("the Association").

**ARTICLE II COMMENCEMENT & DURATION**

The commencement of this Association's existence shall be at the time of the filing of these Articles of Incorporation by the Florida Department of State. This Association's duration shall be perpetual.

**ARTICLE III. PURPOSE**

This Association is being organized for the purpose of preserving the residence lots and maintaining the common areas within a certain subdivided tract of real property described in Exhibit A, attached hereto; within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public records of Polk County, Florida.
- (b) Own and convey property
- (c) Operate and maintain the surface water management system facilities including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.
- (d) Establish rules and regulations.
- (e) Assess members and enforce assessments.
- (f) Sue and be sued.
- (g) Contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.
- (h) Require all the lot owners, parcel owners, or unit owners to be members.

**ARTICLES OF INCORPORATION  
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HOMEOWNERS ASSOCIATION**

(i) Exist in perpetuity; however, the articles of incorporation shall provide that if the association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

(j) Take any other action necessary for the purposes for which the association is organized.

**ARTICLE IV. MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of any obligation, 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 by the Association.

**ARTICLE V. DURATION**

The period of duration of the association shall be that it shall exist in perpetuity. If, however, the association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

**ARTICLE VI. INITIAL BOARD OF DIRECTORS**

The number of directors on this Association's Initial Board of Directors shall be three (3). The number of directors may be increased or decreased from time to time, as provided in this Association's bylaws, but shall never be less than one.

**ARTICLES OF INCORPORATION  
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The name and address of each individual who shall serve as a member of the Initial Board of Directors are:

1.     **Joe L. Saunders**  
       **5100 US 98N #15**  
       **Lakeland, FL 33809**
2.     **Lee Saunders**  
       **5100 US 98N #15**  
       **Lakeland, FL 33809**
3.     **Kenneth F. Wilhelm**  
       **5100 US 98N #15**  
       **Lakeland, FL 33809**

**ARTICLE VII OFFICERS**

The affairs of the Association shall be managed by a Board of Directors, and a President and Secretary, who shall at all times be members of the Board of Directors. Such officers shall be at the first meeting of the Board of Directors following each annual meeting of the members. The names of the officers who are to serve until the first election are:

**Lee Saunders-President**  
**Kenneth F. Wilhelm-Secretary-Treasurer**

**ARTICLE VIII. INDEMNIFICATION**

This Association shall indemnify any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

**ARTICLE IX. PRINCIPAL OFFICE & INITIAL REGISTERED OFFICE &  
AGENT**

The name and address of this Association's registered agent and principal office shall be:

**Kenneth F. Wilhelm**  
**5100 US 98N #15**  
**Lakeland, FL 33809**

**ARTICLES OF INCORPORATION  
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**ARTICLE X. INCORPORATOR**

The name and address of the individual who shall serve as this Association's incorporator is:

**Kenneth F. Wilhelm  
5100 US 98N #15  
Lakeland, FL 338009**

**ARTICLE XI. BYLAWS**

The Bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or any special meeting duly called for such purpose, on the affirmative vote of two-thirds of each class of members existing at the time of and present at such meeting except that the initial bylaws of the association shall be made and adopted by the Board of Directors.

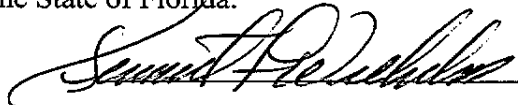
**ARTICLE XII. MEMBERS**

See "Article V " of the Property Owners Association.

**ARTICLE XIII. AMENDMENT**

This Association reserves the right to amend or repeal any provisions in these Articles of Incorporation, or any amendments hereto. Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended in any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of members existing at the time of, and present at such meeting.

IN WITNESS WHEREOF, the undersigned subscribing incorporator has hereunto set his hand this 11<sup>th</sup> day of Jan, 2002, for the purpose of forming this corporation not for profit under the laws of the State of Florida.



ARTICLES OF INCORPORATION  
OF  
HOMEOWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF POLK

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JAN, 2002, by Kenneth F. Wilhelm, designated above as the individual who shall serve as the Association's incorporator, and initial Registered Agent, and who produced a valid Florida Driver's license as identification.



Karen L. Hernandez  
Notary:

KAREN L. Hernandez  
Printed name:

CERTIFICATE DESIGNATING REGISTERED AGENT

In compliance with Section 48.091, Florida Statutes, the following is submitted as to the place of business or domicile for the service of process within the State of Florida, and the name of the agent upon whom such service may be deserved:

The name and address of the initial Registered Agent for the Property Owners Association, Inc. shall be as follows:

Kenneth F. Wilhelm  
5100 US 98N #15  
Lakeland, FL 33809

Having been named to accept service of process for the above-named corporation and act as Registered Agent of the same, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated: 1-11-02

A handwritten signature in cursive script, appearing to read 'Kenneth F. Wilhelm'.

Registered Agent