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## FLORIDA NON-PROFIT CORPORATION

mission park homeowners' association, inc.

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ARTICLES OF INCORPORATION  
OF  
MISSION PARK HOMEOWNERS' ASSOCIATION, INC.

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all of who are residents of the State of Florida and all of who are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation, not for profit, and do hereby certify:

ARTICLE I  
NAME

The name of the corporation is MISSION PARK HOMEOWNERS' ASSOCIATION, INC. (hereafter called the "Association").

ARTICLE II  
PRINCIPAL OFFICE

The initial principal office and mailing office of the Association is located at 1155 S. Semoran Blvd., Suite 1118, Winter Park, Florida, 32792.

ARTICLE III  
REGISTERED AGENT

REINHARD G. STEPHAN, whose address is 2699 Lee Road, Suite 540, Winter Park, Florida 32789, is hereby appointed the initial registered agent of this Association.

ARTICLE IV  
DEFINITIONS

Unless otherwise provided herein to the contrary, all terms and words utilized herein shall be as defined in that certain Declaration of Covenants, Conditions and Restrictions for Mission Park, Lake County, Florida, recorded or to be recorded in the Public Records of Lake County, Florida (the "Declaration").

ARTICLE V  
PURPOSE AND POWERS OF THE ASSOCIATION

This Association 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, preservation and architectural control of the Lots, Dwelling Units, and Common Area within that certain tract of land more particularly described in the Declaration and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

Prepared by:  
Reinhard G. Stephan, Attorney at Law  
2699 Lee Road, Suite 540  
Winter Park, FL 32789  
(407) 629-8870  
Fla. Bar No. 908622

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- (a) Exercise all of the powers and privileges, to perform all of the duties and obligations and to establish the Rules and Regulations of the Association as
- (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 Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and with the assent of two-thirds (2/3rds) of each class of 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 (2/3rds) of each class of Member, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other nonprofit 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 (2/3rds) of each class of Members;
- (g) The Association shall operate, maintain and manage the surface water or storm-water management system(s) in a manner consistent with Lake County governmental agency and the St. Johns River Water Management District, permit no. \_\_\_\_\_ requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants, Conditions and Restrictions which relate to the surface water or storm-water management system, retention areas, culverts and related appurtenances.
- (h) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm-water management system.
- (i) Have and exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation law of the State of Florida by law may now or hereafter have or exercise.
- (j) Sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person.
- (k) Have and exercise all powers necessary or convenient to effect any and all purposes for which the corporation is organized, including the power to enter into contracts.

## ARTICLE VI MEMBERSHIP

Every Owner of a Lot, which is subject to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to assessment by the Association.

## ARTICLE VII MEETING OF MEMBERS; QUORUM REQUIREMENTS

The presence at any meeting of Members entitled to cast or of proxies entitled to cast, twenty percent (20%) of the votes shall constitute a quorum for any action except as otherwise provided in these Articles of Incorporation, the Declaration or the Bylaws.

#### ARTICLE VIII VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

**Class A.** Class A Members shall be all Owners, with the exception of the Declarant and Builders, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

**Class B.** The Class B Member(s) shall be the Declarant and Builders, and shall be entitled to six (6) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) On January 1, 2007.

From and after the happening of these events, whichever occurs earlier, the Class B Members shall be deemed Class A Members entitled to one (1) vote for each Lot in which they hold the interest required for membership.

#### ARTICLE IX BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of four (4) Directors, who need not be Members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME:</u>	<u>ADDRESS:</u>
Steve Hiss	1155 S. Semoran Blvd., Suite 1118 Winter Park, Florida, 32792
Dennis Perez	1155 S. Semoran Blvd., Suite 1118 Winter Park, Florida, 32792
Luis Santiago	1155 S. Semoran Blvd., Suite 1118 Winter Park, Florida, 32792
Debbie Lippert	1155 S. Semoran Blvd., Suite 1118 Winter Park, Florida, 32792

At the first annual meeting the Members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the Members shall elect one director for a term of three years.

#### ARTICLE X DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of each class of Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm-water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### ARTICLE XI DURATION

The existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida and the corporation shall exist perpetuity.

#### ARTICLE XII INCORPORATOR

The name and address of the incorporator is as follows:

Reinhard G. Stephan  
2699 Lee Road, Suite 540  
Winter Park, Florida, 32789

#### ARTICLE XIII AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of all Members. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the membership duly called for that purpose, or at an annual meeting of the membership; provided, however, the foregoing requirement as to a meeting of the membership shall not be construed to prevent the Members from waiving notice of a meeting; provided further, if Members (and/or persons holding valid proxies) with not less than seventy-five percent (75%) of the votes of the entire membership sign a written consent manifesting their intent that an Amendment to these Articles be adopted, then such Amendment shall thereby be adopted as though proposed by the Board of Directors and voted on at a meeting of the membership as hereinabove provided.

#### ARTICLE XIV BYLAWS

The Bylaws of this Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of a quorum of all Members voting in person or by proxy, except that the

Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B membership.

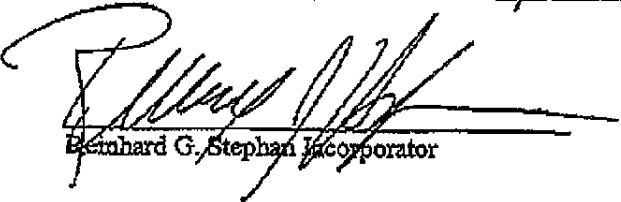
#### ARTICLE XV FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

#### ARTICLE XVI INDEMNIFICATION

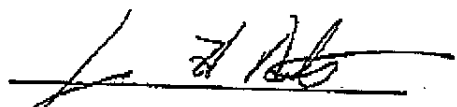
Subject to and consistent with the requirements and procedures for such indemnification under the applicable provisions of the Florida Statutes, the Association shall defend, indemnify and hold harmless any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding (other than an action by or in the right of the Association), whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer, committee member or agent of the Association, from and against any and all liabilities, expenses (including attorneys' and paralegals' fees and for all stages prior to and in connection with any such action, suit or proceeding, including all appellate proceedings), judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe this conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the law so the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 12<sup>th</sup> day of September, 2002.

  
Bernhard G. Stephan Incorporator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2002,  
by Reinhard G. Stephan, who is ☒ personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Typed/Printed name of Notary Public  
Commission No.



Jane H. Dilatash  
MY COMMISSION # DD036096 EXPIRES  
June 24, 2005  
BONDED THRU TROY FARM INSURANCE, INC.

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**CERTIFICATION OF DESIGNATION OF  
REGISTERED AGENT AND  
REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OF 616.0501, 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:

**MISSION PARK HOMEOWNERS' ASSOCIATION, INC.**

2. The name and address of the registered agent and office is:

Reinhard G. Stephan, Esquire  
2699 Lee Road, #540  
Winter Park, FL 32789

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT OF, AS REGISTERED AGENT, AND AGREE 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.

  
Reinhard G. Stephan, Incorporator

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