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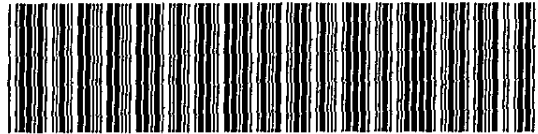
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W-13098

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Neal E. Young
Attorney at Law

300 Third Street, N.W.
Winter Haven, Florida 33881-4002
Off: (863) 299-6647
Fax: (863) 299-7176
E Mail: Nealyoung@aol.com

April 28, 2003

Secretary of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Re: Kennwood on the Lake

Dear Sir/Madam:

Enclosed please find the Articles of Incorporation for Kennwood on the Lake Property Owners Association, Inc. Please place of record and return a certified copy to the above address. The filing fee and certified copy fee of \$78.75 is enclosed. A postage paid envelope is provided for your convenience.

Should you have any questions do not hesitate to contact me.

Sincerely,



Teri Warren
Legal Assistant



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

May 7, 2003

TERI WARREN
300 THIRD STREET NW
WINTER HAVEN, FL 33881-4002

SUBJECT: KENNWOOD ON THE LAKE PROPERTY OWNERS ASSOCIATION,
INC.
Ref. Number: W03000013098

We have received your document for KENNWOOD ON THE LAKE PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. 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 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) 245-6931.

Becky McKnight
Document Specialist
New Filings Section

Letter Number: 803A00028301

**ARTICLES OF INCORPORATION
OF**

KENNWOOD ON THE LAKE PROPERTY OWNERS ASSOCIATION, INC.

In compliance with the requirements of "Florida Not for Profit Corporation Act", the undersigned, all of whom are residents of Polk County, Florida and all of whom 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

The name of the corporation is **KENNWOOD ON THE LAKE PROPERTY OWNERS ASSOCIATION, INC.**, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at **4312 Shadow Wood Tr., Winter Haven, FL 33880.**

ARTICLE III

NEALE. YOUNG, whose address is **300 Third Street, N.W., Winter Haven, Florida 33881**, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

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 residence Lots and Common Area within that certain tract of property depicted on the plat of "Kennwood on the Lake", as the same as recorded in Plat Book 121, Pages 15 and 16, Public Records of Polk County, Florida;

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of Courts of Polk County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(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 (2/3) 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 (2/3) of each class of members, 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 (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;

(h) operate and maintain all Common Areas, meaning all platted subdivision roads, and easements together with the boundary walls located on a portion thereof, and the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances;

(i) establish rules and regulations to govern conduct of members of the Association and furtherance of the principles and purposes contained in these Articles of Incorporation and consistent with the purposes of the Declaration of Covenants, Conditions and Restrictions;

(j) impose assessments against members of the Association and to enforce said assessments as set forth in the Declaration of Covenants, Conditions and Restrictions governing the subdivision.

(k) the Association shall have the power to sue and to be sued;

(l) the Association shall have the power to contract for services to provide for operation and maintenance of the Common Areas if the Association shall employ a maintenance company;

(m) require all the homeowners, lot owners, property owners, or unit owners to be members of the Association as a condition to ownership of property within the subdivision.

ARTICLE V

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, 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 VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be Owners, with the exception of the Declarant, and shall be entitled to one 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 vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Developer (as defined in the Declaration), and shall be entitled to three (3) 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, 2005.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3), nor more than five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws 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:

NAMEADDRESSKENN M. KOWALSKE4312 Shadow Wood Tr. Winter Haven, FLPATRICIA D. KOWALSKE4312 Shadow Wood Tr. Winter Haven, FLWALTER R. WOODWARD233 Santa Rosa Dr. SE. Winter Haven, FLKATHY S. WOODWARD233 Santa Rosa Dr. SE. Winter Haven, FL

At the first annual meeting the members shall elect one-third of the directors for a term of one year, one-third of the directors for a term of two years and one-third of the directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII**DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets, other than Tract I (Citrus Grove) 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.

ARTICLE IX**DURATION**

The corporation shall exist perpetually.

ARTICLE X**AMENDMENTS**

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI**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.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 16 day of April, 2023.

Kenn M. Kowalske
Patricia D. Kowalske
Walter R. Woodward
Kathy S. Woodward

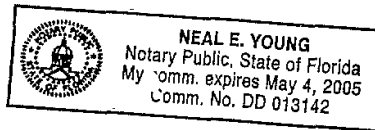
STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16 day of April, 2003, by Kenn M. Kowalske; Patricia D. Kowalski; Walter R. Woodward; Kathy R. Woodward, who are personally known to me.

Notary Public

SEAL

My Commission Expires:



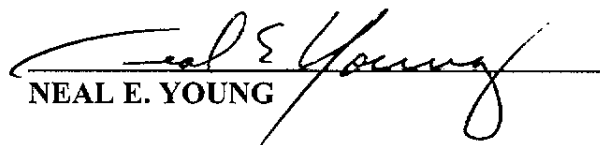
**CERTIFICATE DESIGNATING (OR CHANGING)
PLACE OF BUSINESS OR DOMICILE FOR SERVICE OF PROCESS
AND NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

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

FIRST: That **Kennwood on the Lake Property Owners Association, Inc.** desiring
to organize under the laws of the State of Florida with its principal office as
indicated in the Articles of Incorporation at **4312 Shadow Wood Tr., Winter
Haven, FL 33880**, State of Florida, has named **Neal E. Young** located at
300 Third Street, N.W., Winter Haven,, State of Florida, as its agent to
accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated corporation, at place
designated in this certificate, I hereby accept to act in this capacity and agree to comply with the
provisions of said act relative to keeping open said office.


NEAL E. YOUNG

FILED
03 MAY 14 PM 1:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA