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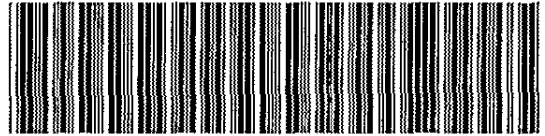
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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 123572 9585A

AUTHORIZATION :

*Patricia Pizito*

COST LIMIT : \$ 78.75

ORDER DATE : June 9, 2003

ORDER TIME : 2:19 PM

ORDER NO. : 123572-005

CUSTOMER NO: 9585A

CUSTOMER: Bruce G. Duncan, Esq  
Potter Clement Lowry &  
Duncan  
308 East Fifth Avenue

Mount Dora, FL 32757

DOMESTIC FILING

NAME: LAKE HARRIS RIDGE HOMEOWNERS  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Haddan - EXT. 1155

EXAMINER'S INITIALS: \_\_\_\_\_

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**ARTICLES OF INCORPORATION  
OF  
LAKE HARRIS RIDGE HOMEOWNERS ASSOCIATION, INC.**

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The undersigned subscriber to these Articles of Incorporation, being a natural person competent to contract, hereby declares that these Articles of Incorporation are being executed, for the purpose of forming a corporation not for profit under and by virtue of the law of the State of Florida, and specifically under and by virtue of the provisions of Chapter 617, Florida Statutes.

**ARTICLE I**

The name of the corporation shall be **LAKE HARRIS RIDGE HOMEOWNERS ASSOCIATION, INC.**, and its principal place of business shall be located at 1300 West North Boulevard, Leesburg, Florida 34748.

**ARTICLE II**

This corporation shall have all of the powers conferred upon general corporations not for profit pursuant to the laws of the State of Florida and, without limiting the generality of the foregoing, this corporation is formed to provide for the maintenance, preservation and architectural control of the residential lots and common areas within that certain tract to be known as Lake Harris Ridge and to promote the health, safety and welfare of the residents within the aforesaid property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation and for the foregoing purposes shall have the power to:

1. Exercise all of the powers and privileges, and perform all of the duties and obligations delegated in any *Declaration of Covenants, Conditions and Restrictions* (hereinafter sometimes referred to as the "Declaration" that may be hereafter recorded in the Public Records of Lake County, Florida, wherein this corporation may be designated as the Association, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as fully, and to the same extent, as if its terms and provisions were contained herein;

2. Operate, maintain and manage the Surface Water Management System constituting a part of Lake Harris Ridge in a manner consistent with the rules and requirements of the St. Johns River Water Management District and levy and collect adequate assessments for the costs of maintenance and operation of the Surface Water Management System;
3. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and pay all expenses in connection therewith, including office and other expenses incident to the conduct of the business of this corporation, including all licenses, taxes or governmental charges levied or imposed against property of the corporation;
4. 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 corporation;
5. Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge or hypothecate any or all of the real property of the corporation as security for money borrowed or debts incurred;
6. Participate in mergers and consolidations with other not for profit corporations organized for the same purposes provided that any such merger or, consolidation shall have the assent of two-thirds (2/3) of each class of members.

### **ARTICLE III**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or parcel which is subject to the Declaration shall be a member of this corporation. 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 or parcel which is subject to the Declaration.

### **ARTICLE IV**

This corporation shall have perpetual existence which shall commence with the filing of these Articles of Incorporation with the Florida Department of State.

#### **ARTICLE V**

The name and street address of the initial registered agent and registered office of this corporation shall be Thomas D. Grizzard, 1300 West North Boulevard, Leesburg, Florida 34748.

#### **ARTICLE VI**

The business of this corporation shall be managed, and its corporate powers exercised, by a Board consisting of three (3) or more Directors, the precise number to be fixed from time to time as provided in the By-Laws of the corporation. The members of the Board of Directors shall be elected in the manner set forth in said By-Laws.

#### **ARTICLE VII**

The name and street address of the first Board of Directors, who, subject to the provisions of the Articles of Incorporation, the By-Laws of the corporation, and Chapter 617, Florida Statutes, shall hold office during the first year of the corporation's existence, or until their successors are elected and have been qualified, shall be:

Thomas D. Grizzard  
1300 West North Boulevard  
Leesburg, FL: 34748

Douglas H. Moffett  
1300 West North Boulevard  
Leesburg, FL 34748

Robert F. Hicks  
1300 West North Boulevard  
Leesburg, FL 34748

### **ARTICLE VIII**

The name and street address of the Subscriber to these Articles of Incorporation is Thomas D. Grizzard, 1300 West North Boulevard, Leesburg, FL 34748.

### **ARTICLE IX**

This corporation 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 corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any corporation not for profit, association, trust or other organization to be devoted to such similar purposes. Furthermore, upon such dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the Surface 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 XII**

The amendment of these Articles shall require the affirmative vote of seventy-five percent (75%) of all classes of members.

*IN WITNESS WHEREOF*, the undersigned Subscriber to these Articles of Incorporation has hereunto set his hand and seal on this the 6<sup>th</sup> day of June, 2003.

*Signed, sealed and delivered  
In the presence of:*

*Bruce G. Duval*  
Name: BRUCE G. DUVAL

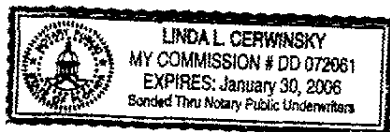
*Thomas D. Grizzard*  
Thomas D. Grizzard

*Linda L. Cerwinsky*  
Name: LINDA L. CERWINSKY

STATE OF FLORIDA  
COUNTY OF LAKE

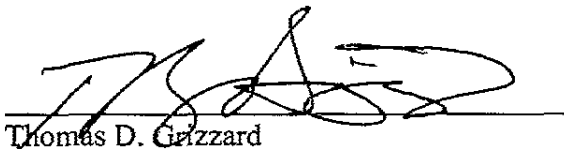
The foregoing Articles of Incorporation were acknowledged before me this 4<sup>th</sup> day of JUNE, 2003, by Thomas D. Grizzard who is personally known to me.

*Linda L. Cerwinsky*  
Notary Public  
My Commission Expires:



**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

The undersigned, having been designated as a Registered Agent in the Articles of Incorporation of Lake Harris Ridge Homeowners Association, Inc., a proposed Florida Corporation, does hereby accept such designation and agrees to comply with the requirements incident thereto.

  
Thomas D. Grizzard  
1300 West North Boulevard  
Leesburg, FL 34748

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