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FLORIDA NON-PROFIT CORPORATION

Jacks Lake Homeowners' Association of Lake County, Inc.

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**ARTICLES OF INCORPORATION
OF
JACKS LAKE HOMEOWNERS' ASSOCIATION OF LAKE COUNTY, INC.
(A Corporation not-for profit)**

ARTICLE I - NAME

The name of the corporation is "Jacks Lake Homeowners' Association of Lake County, Inc."

ARTICLE II - PURPOSE AND POWERS

The general nature of the objectives and purposes of this corporation shall be to promote and encourage maintenance and welfare of the owners of the lots in CHATHAM PARK AT JACKS LAKE, a subdivision recorded in Plat Book 48, page(s) 18 to 21, Public Records of Lake County, Florida.

The Association shall operate, maintain and manage the designated surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 40-069-0359-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declarations of Covenants and Restrictions that relate to the surface water or stormwater management system.

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 stormwater management system, landscape easements, recreational areas and common areas and for the upkeep of the entrance sign or signs.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

ARTICLE III - MEMBERSHIP

The membership of this corporation shall be open to all owners of lots in CHATHAM PARK AT JACKS LAKE. Every person or entity that is a record owner of any lot shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the lot.

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ARTICLE IV - TERM OF EXISTENCE AND REGISTERED AGENT AND OFFICE

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

The name and initial Registered Agent of this corporation and the street address of the initial Registered Agent of the corporation are as follows:

Registered Agent: George Kalivretenos
Street Address: 6823 Vista Parkway North, West Palm Beach, FL 33411
The principal office shall be: 6823 Vista Parkway North, West Palm Beach, FL 33411

ARTICLE V - BOARD OF DIRECTORS

The Board of Directors shall manage the business affairs of this corporation. The manner of selection and number of directors shall be established in the By-laws but shall never be fewer than three (3) directors, or more than seven (7). The names of the persons who are to serve as the directors of the corporation until the first election are:

George Kalivretenos	6823 Vista Parkway North, West Palm Beach, FL 33411
Jane Hallowell	6823 Vista Parkway North, West Palm Beach, FL 33411
Trudy Jackson	6823 Vista Parkway North, West Palm Beach, FL 33411

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ARTICLE VI - OFFICERS

The officers of the corporation shall be a President, Vice President, Secretary and Treasurer. The Secretary and Treasurer may be the same person. The President as required will appoint the initial Secretary and Treasurer. The name of the persons who are to serve as officers of the corporation until the first election are:

<u>Officer</u>	<u>Name</u>	<u>Address</u>
President	George Kalivretenos	6823 Vista Parkway North, West Palm Beach, FL 33411
V. Pres.	Jane Hallowell	6823 Vista Parkway North, West Palm Beach, FL 33411
Sec/Treas	Trudy Jackson	6823 Vista Parkway North, West Palm Beach, FL 33411

ARTICLE VII - INCORPORATORS

The name of the incorporator of these Articles is:

George Kalivretenos 6823 Vista Parkway North, West Palm Beach, FL 33411

ARTICLE VIII - BY-LAWS

The By-Laws of this corporation may be made, altered or rescinded by two-thirds (2/3) votes of the members present at any duly called meeting of the corporation. The corporation may establish quorum requirements in its By-Laws.

ARTICLE IX - AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) votes of the members present at any special meeting of this corporation duly called for that purpose.

ARTICLE X - ANNEXATION OF ADDITIONAL PROPERTIES

Annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendments of the Articles of Incorporation shall require prior approval of HUD/VA as long as there is a class B Membership.

ARTICLE XI - DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.


ARTICLE XII - DISTRIBUTION OF ASSETS UPON DISSOLVING

No person, firm or corporation shall ever receive any dividends or profits from the undertakings of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under the Internal Revenue Code, or to state or local government for a public purpose, and none of the assets will be distributed to any member officer, director or trustee of this corporation.

ARTICLE XIII - EFFECTIVE DATE OF CORPORATE EXISTENCE

The incorporation of this Corporation shall have an effective date of September 19, 2003.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 23rd day of September, 2003.



George Kalivretenos
Incorporator

ACCEPTANCE OF APPOINTMENT
OF REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0501 of the Florida Statutes.


George Kalivretenos, Registered Agent

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