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The Pines at Lake Saunders
Homeowners Association Inc

- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
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- ☐ 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
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ARTICLES OF INCORPORATION

OF

THE PINES AT LAKE SAUNDERS HOMEOWNERS' ASSOCIATION, INC.

The undersigned, for the purpose of forming a nonprofit corporation under Florida Statutes Chapter 617, do hereby make and adopt the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation is **THE PINES AT LAKE SAUNDERS HOMEOWNERS' ASSOCIATION, INC.**, and its principal place of business is 1735 East Highway 50, Suite C; Clermont, FL 34711 with a mailing address of 1735 East Highway 50, Suite C; Clermont, FL 34711.

ARTICLE II

NOT FOR PROFIT

The Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Trustees or Officer, except to the extent permissible under law.

ARTICLE III

COMMENCEMENT OF CORPORATE EXISTENCE

In accordance with the laws of the State of Florida, the date when corporate existence shall commence is the date of subscription and acknowledgment of these

Articles of Incorporation.

ARTICLE IV

PURPOSES

The Corporation is organized, and shall be operated exclusively for the following purposes:

A. To act as a homeowners' association.

B. To exercise all rights and powers and conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

C. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

ARTICLE V

LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Trustees or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article

IV (Purposes) hereof.

ARTICLE VI

MEMBERS

The Corporation shall have Voting Members who shall be elected (and may be removed) by the Voting Members and shall have all the rights and privileges of members of the Corporation. The Bylaws may provide for Nonvoting Members of one or more classes, who shall be admitted in such manner and who shall have such rights and privileges as are set forth in the Bylaws, but who shall not have the right to vote. The name and address of each initial Voting Member is as follows:

Name	Address
Arvid Tollefson	1735 East Highway 50, Suite C Clermont, FL 34711
Carl Tollefson	1735 East Highway 50, Suite C Clermont, FL 34711
Thomas K. Mahoney	1735 East Highway 50, Suite C Clermont, FL 34711

ARTICLE VII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of the Corporation is 601 South Ninth Street, Leesburg, Florida 34748, and the name of its initial Registered Agent at that address is Steven J. Richey, Esquire.

ARTICLE VIII

DIRECTORS

The Directors are elected or appointed as stated in the Bylaws.

ARTICLE IX

INCORPORATORS

The name and address of each Incorporator is as follows:

Name	Address
Arvid Tollefson	1735 East Highway 50, Suite C Clermont, FL 34711
Carl Tollefson	1735 East Highway 50, Suite C Clermont, FL 34711
Thomas K. Mahoney	1735 East Highway 50, Suite C Clermont, FL 34711

ARTICLE X

BYLAWS

The power to adopt, alter, amend and repeal the Bylaws shall be vested in the Board of Trustees, but all alterations, amendments and repeals of the Bylaws must be approved by a majority of the Voting Members.

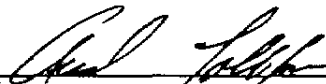
ARTICLE XII

AMENDMENT

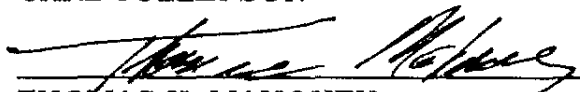
The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Trustees and Officer are subject to this reservation. The Articles of Incorporation may be amended in accordance with the

provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

IN WITNESS WHEREOF, the undersigned have signed these Articles of Incorporation on this ___ day of March, 2004.


ARVID TOLLEFSON

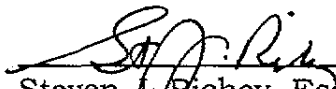

CARL TOLLEFSON


THOMAS K. MAHONEY

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of The Pines at Lake Saunders Homeowners' Association, Inc., which contained the foregoing Articles of Incorporation.

Dated this 9th day of March, 2004.


Steven J. Richey, Esquire

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA