

N05000003992

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

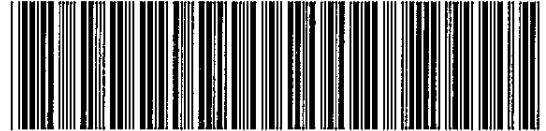
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



300050520293

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
05 APR 19 PM 1:26

J. Shivers APR 19 2005



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 319625 4328353

AUTHORIZATION :

Patricia Pigante

COST LIMIT : \$ 70.00

ORDER DATE : April 18, 2005

ORDER TIME : 11:17 AM

ORDER NO. : 319625-005

CUSTOMER NO: 4328353

CUSTOMER: Leonard Lubart, Esq
Greenspoon Marder Hirschfeld
Rafkin Ross & Berger, P.a.
100 West Cypress Creek Road
Trade Centre South #700
Ft. Lauderdale, FL 33309

DOMESTIC FILING

NAME: SAND LAKE VILLAGE PHASE 3 AND
PHASE 4 CONDOMINIUM
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
05 APR 18 PM 1:26

ARTICLES OF INCORPORATION

OF

SAND LAKE VILLAGE PHASE 3 AND PHASE 4 CONDOMINIUM ASSOCIATION, INC. (A Florida Corporation Not-For-Profit)

* * *

In order to form a corporation not-for-profit under and in accordance with Chapter 617 of the Florida Statutes, we, the undersigned, hereby associate ourselves into a corporation not-for-profit for the purposes and with the powers hereinafter set forth and to that end, we do, by these Articles of Incorporation, certify as follows:

EXPLANATION OF TERMINOLOGY

The terms contained in these Articles which are contained in the Declarations of Condominium ("Declarations") creating SAND LAKE VILLAGE (SECTION 1, PHASE 3), A CONDOMINIUM and SAND LAKE VILLAGE (SECTION 1, PHASE 4), A CONDOMINIUM (the "Condominiums") shall have the meaning of such terms set forth in the Declarations.

ARTICLE I

NAME

The name of this Association shall be SAND LAKE VILLAGE PHASE 3 AND PHASE 4 CONDOMINIUM ASSOCIATION, INC., whose present mailing address is 5601 Windhover Drive, Orlando, Florida 32819.

ARTICLE II

PURPOSE OF ASSOCIATION

The purpose for which this Association is organized is to maintain, operate and manage the Condominiums and to operate, lease, trade, sell and otherwise deal with the personal and real property thereof.

ARTICLE III

POWERS

The Association shall have the following powers which shall be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not-for-profit and all powers set forth in the Florida Statutes Chapter 718, Florida Statutes Chapter 607, and Florida Statutes Chapter 617 which are not in conflict with or limit the terms of the Declarations, these Articles, the By-Laws or the Act.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
15 APR 19 PM 1:28

B. The Association shall have all of the powers of an owners' association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. to make, establish and enforce reasonable Rules and Regulations governing the Condominiums and the use of Units;

2. to make, levy, collect and enforce Special Assessments and Annual Assessments against Owners and to provide funds to pay for the expenses of the Association and the maintenance, operation and management of the Condominiums in the manner provided in the Declarations, these Articles, the By-Laws and the Condominium Act and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

3. to maintain, repair, replace and operate the Condominiums in accordance with the Declarations, these Articles, the By-Laws and the Act;

4. to reconstruct improvements of the Condominiums in the event of casualty or other loss in accordance with the Declarations;

5. to enforce by legal means the provisions of the Declarations, these Articles, the By-Laws and the Act; and,

6. to employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Condominiums and to enter into such other agreements that are consistent with the purpose of the Association.

ARTICLE IV

MEMBERS

The qualification of Members, the manner of their admission to membership in the Association, the manner of the termination of such membership and voting by Members shall be as follows:

A. Until the first meeting of the Members of the Association, which meeting shall be held as soon as practicable after the adoption of the Amendment to the Declarations regarding the Association, the Members of this Association shall be comprised solely of the Subscribers ("Subscriber Members") to these Articles; and in the event of the resignation or termination of any Subscriber Member, the remaining Subscriber Members may nominate and designate a successor Subscriber Member. Each of the Subscriber Members shall be entitled to cast one (1) vote on all matters requiring a vote of the Members.

B. At the first meeting of the Members, the Subscriber Members' rights and interests shall be automatically terminated and the Owners shall be entitled to exercise all of the rights and privileges of Members.

C. Membership in the Association shall be established by the acquisition of ownership of a Condominium Unit in one of the Condominiums as evidenced by the recording of an instrument of conveyance amongst the Public Records of Orange County, Florida, whereupon, the membership in the Association of the prior Owner thereof, if any, shall terminate. New Members shall deliver a true copy of the recorded deed or other instrument of acquisition of title to the Association.

D. No Member may assign, hypothecate or transfer in any manner his membership in the Association or his share in the funds and assets of the Association except as an appurtenance to his Condominium Unit.

E. With respect to voting, the Members as a whole shall vote. Each Condominium Unit with respect to all matters upon which Owners are permitted or required to vote as set forth in the Declarations, these Articles or By-Laws shall be entitled to one vote for each Unit owned, which vote shall be exercised and cast in accordance with the Declarations, these Articles and the By-Laws.

ARTICLE V

TERM

The term for which this Association is to exist shall be perpetual.

ARTICLE VI

SUBSCRIBER

The name and address of the Subscriber to these Articles is as follows:

NAME

LEONARD LUBART

ADDRESS

100 West Cypress Creek Road, Suite 700
Fort Lauderdale, Florida 33309

ARTICLE VII

OFFICERS

A. The affairs of the Association shall be managed by a President, one (1) or several Vice Presidents, a Secretary and a Treasurer and, if elected by the Board, an Assistant Secretary and an Assistant Treasurer, which officers shall be subject to the directions of the Board.

B. The Board shall elect the President, the Vice President, the Secretary, the Treasurer and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board; provided, however, such officers may be removed by such Board and other persons may be elected by the Board as such officers in the manner provided in the By-Laws. The President shall be a Director of the Association, but no other officer need be a Director. The same person may hold two (2) offices, the duties of which are not incompatible.

ARTICLE VIII

FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President:	MARK WALTRIP
Vice President:	BOB NORMINGTON
Secretary/Treasurer:	RICHARD MOORE

The street address of the initial office of this Corporation is 5601 Windhover Drive, Orlando, Florida 32819; and the name of the initial resident agent of this Corporation is Greenspoon, Marder, Hirschfeld, Rafkin, Ross & Berger, P.A.

ARTICLE IX

BOARD OF DIRECTORS

- A. The form of administration of the Association shall be by a Board of three (3) Directors.
- B. The names and addresses of the persons who are to serve as the first Board of Directors ("First Board") are as follows:

<u>NAME</u>	<u>ADDRESS</u>
MARK WALTRIP	5601 Windhover Drive Orlando, Florida 32819
BOB NORMINGTON	5601 Windhover Drive Orlando, Florida 32819
RICHARD MOORE	5601 Windhover Drive Orlando, Florida 32819

- C. The First Board shall serve until the First Annual Meeting, as described in the By-Laws, which shall be held as soon as possible after the Amendments to the Declarations authorizing the creation of this Association has been adopted, whereupon the First Board shall resign and be succeeded by the Board of Directors elected pursuant to the By-Laws.

ARTICLE X

INDEMNIFICATION

Every Director and every officer of the Association (and the Directors and/or officers as a group) shall be indemnified by the Association against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by or imposed upon him or them in connection with any proceeding, litigation or settlement in which he may become involved by reason of his being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer may be entitled whether by statute or common law.

ARTICLE XI

BY-LAWS

The By-Laws of the Association shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the By-Laws and the Act.

ARTICLE XII

AMENDMENTS

A. These Articles may be amended in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting (whether of the Board or of the Members) at which such proposed amendment is to be considered; and

2. A resolution approving the proposed amendment may be first passed by either the Board or the Members. After such approval of a proposed amendment by one of said bodies, such proposed amendment must be submitted and approved by the other of said bodies. Approval by the Members must be by a vote of a majority of the Members present at a meeting of the membership at which a quorum (as determined in accordance with the By-Laws) is present and approval by the Board must be by a majority of the Directors present at any meeting of the Directors at which a quorum (as determined in accordance with the By-Laws) is present. Notwithstanding the foregoing, where required by law, an amendment to these Articles need only be approved by Members in the manner provided herein.

B. A copy of each amendment shall be certified by the Secretary of State and recorded amongst the Public Records of Orange County, Florida.

ARTICLE XIII

REGISTERED AGENT

The name and address of the initial Registered Agent is:

Greenspoon, Marder, Hirschfeld, Raffin, Ross & Berger, P.A.
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, Florida 33309

IN WITNESS WHEREOF, the Subscriber has hereunto affixed his signature the day and year set forth below.

Dated: 4/14/05

LEONARD LUBART

STATE OF FLORIDA)
 : SS.:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared LEONARD LUBART, to me known to be the person described as the Subscriber in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, this 14 day of April, 2005.

My commission expires:

Gloria Kaufman
Notary Public, State of Florida



ACKNOWLEDGMENT BY DESIGNATED REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NON-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT TO ACT IN THIS CAPACITY AND AGREE TO COMPLY WITH THE PROVISION OF SAID ACT RELATIVE TO KEEPING OPEN SAID OFFICE.

DATED THIS 14 DAY OF April, 2005.

GREENSPOON, MARDER, HIRSCHFELD & RAFKIN,
ROSS & BERGER, P.A.

BY: _____

(Registered Agent)

LEONARD LUBART, For the Firm
Assistant Vice President

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
05 APR 18 PM 1:26

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 14 day of April, 2005, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LEONARD LUBART, as Assistant Vice President of Greenspoon, Marder, Hirschfeld, Rafkin, Ross & Berger, P.A., to me known to be the individual described in and who executed the foregoing instrument as registered agent to the Articles of Incorporation of SAND LAKE VILLAGE PHASE 3 AND PHASE 4 CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, and he severally acknowledged to me that he signed and executed such instrument for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have set my hand and official seal in the County and State aforesaid on the day and year last above written.

Gloria Kaufman
Notary Public, State of Florida

My commission expires:

