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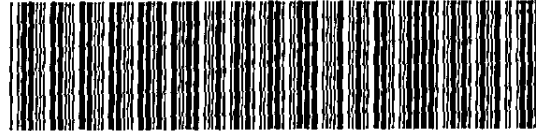
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William N. Swift, P.A.

901 Martin Downs Blvd.
Suite 208
Palm City, Florida 34990

Phone: (772) 220-1740
Fax: (772) 220-7593
Email: wswift@bellsouth.net

William N. Swift, Esq.
Attorney at Law

May 4, 2005

Department of State
Division of Corporations
PO Box 6327
Tallahassee, Florida 32314

Subject: Lakeside Place of Port Salerno Homeowners Association, Inc.

Enclosed are an original and one (1) copy of the Articles of Incorporation and a check for:

☒ \$70.00 Filing Fee

☐ \$78.75 Filing Fee & Certificate of Status

☐ \$78.75 Filing Fee & Certified Copy

☐ \$87.50 Filing Fee, Certified Copy &
Certificate of Status

ADDITIONAL COPY REQUIRED

FROM: William N. Swift
901 Martin Downs Blvd. Suite 208
Palm City, Florida 34990
Telephone: (772) 220-1740

Sincerely,



William N. Swift, Esq.

**ARTICLES OF INCORPORATION OF LAKESIDE PLACE OF PORT SALERNO HOMEOWNERS
ASSOCIATION, INC.**

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following articles of incorporation.

ARTICLE I. NAME AND ADDRESS OF PRINCIPAL OFFICE

The name of this corporation is LAKESIDE PLACE OF PORT SALERNO HOMEOWNERS ASSOCIATION, INC.

The street address of the initial principal office is as follows:

6671 W. INDIANTOWN RD., JUPITER, FLORIDA 33458

ARTICLE II. PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of Lakeside Place, a condominium under the Florida Condominium Act pursuant to a declaration of condominium recorded in the office of the Clerk of the Circuit Court of the County of Martin, State of Florida.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of: (1) total common expenses for which payment has been made or liability incurred within the taxable year; and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

ARTICLE III. MEMBERS

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

ARTICLE IV. INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 901 Martin Downs Blvd. Suite 208, Palra City, Florida 34990

The name of the initial registered agent at the office is: William N. Swift

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ARTICLE V. INCORPORATORS

The name and address of the incorporator of the corporation are as follows:

William N. Swift, Esq., 901 Martin Downs Blvd. Suite 208, Palm City, Florida 34990

ARTICLE VI. DIRECTORS

The number of directors and method of election of directors shall be stated by the bylaws of the corporation.

ARTICLE VII. OFFICERS

The affairs of the corporation are to be managed by a president, vice president, secretary, assistant secretary, and treasurer who will be accountable to the board of administration. Officers will be elected in the manner set forth in the bylaws.

ARTICLE VIII. BYLAWS

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE IX. POWERS OF CORPORATION

To promote the health, safety, and welfare of the residents of Lakeside Place, the corporation may:

(1) exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended;

(2) determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due;

(3) engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium;

(4) take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it on the vote of 51% of members, and transfer, lease, and convey any such property;

(5) dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of 51% of the members;

(6) have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, specifically including §717.0302, Florida Statutes (2004) or by associations of unit owners under the Condominium Act;

(7) establish rules and regulations for the association; and

(8) operate and maintain common property, including but not limited to, the surface water management system permitted in South Florida Water Management District Permit Number 43-01686-P.

(9) maintain county easement for the dry area water detention in the right of way of SE Lee Street, and other such county infrastructure approved by Martin County Project No. L063-001.

(10) comply with Preserve Area Management Plan approved for the condominium.

ARTICLE X. DURATION AND DISSOLUTION

The corporation shall exist in perpetuity.

The corporation may be dissolved at any time with the written consent of all the members to it. If the corporation is dissolved, the assets of the corporation, specifically including the surface water management system, property containing the surface water management system and water management portions of common areas shall be conveyed to an agency of local government determined to be acceptable by the South Florida Water Management

District. If the local government declines to accept the conveyance, then the surface water management system, property containing the surface water management system and water management portions of common areas shall be dedicated to a similar non-profit corporation.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


WILLIAM N. SWIFT, Registered Agent

5/4/05
Date


WILLIAM N. SWIFT, Incorporator

5/4/05
Date

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