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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
05 OCT 31 PM 2:48

MRS
10/31

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: QUAIL LANDING HOMEOWNERS ASSOCIATION,
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)
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: PAMELA MILTON ROBB
Name (Printed or typed)

1311 S. VINELAND RD.
Address

WINTER GARDEN, FL 34787
City, State & Zip

407-654-0464
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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**ARTICLES OF INCORPORATION
OF
QUAIL LANDING HOMEOWNERS ASSOCIATION, INC.
(A Corporation not-for profit)**

ARTICLE I - NAME

The name of the corporation is QUAIL LANDING HOMEOWNERS ASSOCIATION, 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 QUAIL LANDING, a subdivision recorded in Plat Book 56, page(s) 3-4, Public Records of Lake County, Florida.

The Association shall operate, maintain and manage the designated surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 42-069-95315-1 requirements and applicable District rules, and shall assist in the enforcement of the Declarations of Covenants and Restrictions which relate to the surface water or storm water 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 storm water 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 Quail Landing. 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.

**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:

ALBERT E. STRICKLAND 20736 CANOE CROSSING COURT
CLERMONT, FLORIDA 34715

The principal office shall be located at 20736 Canoe Crossing Court, Clermont, Florida 34711.

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:

ALBERT E. STRICKLAND 20736 Canoe Crossing Court, Clermont, Florida 34715

DEBBIE STRICKLAND 20736 Canoe Crossing Court, Clermont, Florida 34715

RON CARDEN 20736 Canoe Crossing Court, Clermont, Florida 34715

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	ALBERT E. STRICKLAND	20736 Canoe Crossing Court Clermont, Florida 34715
Vice President	DEBBIE STRICKLAND	20736 Canoe Crossing Court Clermont, Florida 34715
Secretary/Treasurer	RON CARDEN	20736 Canoe Crossing Court Clermont, Florida 34715

ARTICLE VII - SUBSCRIBERS

The names of the subscribers of these Articles are:

ALBERT E. STRICKLAND 20736 Canoe Crossing Court, Clermont, Florida 34715

DEBBIE STRICKLAND 20736 Canoe Crossing Court, Clermont, Florida 34715

RON CARDEN 20736 Canoe Crossing Court, Clermont, Florida 34715

ARTICLE VIII - BY-LAWS

The By-Laws of this corporation may be made, altered or rescinded by two-thirds (2/3) vote 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) vote of the members present at any special meeting of this corporation duly called for that purpose.

ARTICLE X - ANNEXATION OF ADDITIONAL PROPERTIES

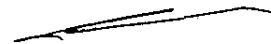
Annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendments of the Articles of Incorporation shall require prior approval of HUD/VA as long as there is a Class B Membership.

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 storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.27, 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.


ALBERT E. STRICKLAND

I hereby am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.


ALBERT E. STRICKLAND, Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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STATE OF FLORIDA

SS:

COUNTY OF LAKE

BEFORE ME, a Notary Public duly authorized to take acknowledgments in the state and county set forth above, personally appeared ALBERT E. STRICKLAND, known to me to be the person who executed the foregoing Article of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation. Said persons are personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affix my official seal in the state and county named above this 15th day of September, 2005.

Charlotte Peterson

Notary Public

Printed Name: Charlotte Peterson

State of Florida

My commission expires: _____

(NOTARY SEAL)



CHARLOTTE PETERSON
MY COMMISSION # DD 192235
EXPIRES: March 11, 2007
Bonded Thru Budget Notary Services