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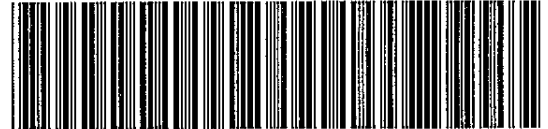
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FILINGS, INC. TERESA ROMAN

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OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. DORA Estates Homeowners Association, Inc
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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☐ Certificate of Status

NEW FILINGS	
☐	Profit
☒	NonProfit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☐	Amendment
☐	Resignation of R.A., Officer/Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

Examiner's Initials

ARTICLES OF INCORPORATION
OF

DORA ESTATES HOMEOWNERS ASSOCIATION, INC.

(A Corporation Not For Profit)

FILED

06 JAN 11 PM 1:24

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statutes Chapter 617, the undersigned, with other persons, being desirous of forming a corporation authorized to exercise powers permitted non-profit corporations, adopt the following articles of incorporation:

ARTICLE I - NAME

The name of this corporation is **DORA ESTATES HOMEOWNERS ASSOCIATION, INC.**, (hereinafter the "Association").

ARTICLE - II

The Association is a nonprofit corporation.

ARTICLE III - DURATION

This corporation shall have a perpetual existence, unless dissolved by law or as provided by Chapter 617, Florida Statutes.

ARTICLE IV - PURPOSE

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common areas/common property within a certain tract of real property described as follows:

See attached Exhibit "A"

and to promote the health, safety, and welfare of the residents within the above described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In addition, the Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-095-98883-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

ARTICLE V-POWERS

In furtherance of the purposes of the Association, the Association will have the power to:

(a) All of the powers and privileges granted to corporations not for profit under the laws pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

(b) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, conditions, and restrictions (the "Declaration") applicable to the subdivision and to be recorded in the public records of Seminole County, Florida;

(c) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposes on the property of the Association;

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;

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements;

(d) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(e) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) Dedicate, sell, or transfer all or any part of the common areas/common property to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two thirds of each class of members, agreeing to such dedication, sale, or transfer;

(g) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two thirds of each class of members;

(h) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

(i) Maintaining, repairing, replacing, operating and managing the Common Property of the Association, including the right to reconstruct improvements after casualty and to make further improvement of the Common Property.

(j) Contracting for maintenance of the Common Property of the Association.

(k) Making and establishing reasonable rules and regulations governing the use of the Common Property of the Association as said terms may be defined in the Declaration of Covenants and Restrictions.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

ARTICLE VI - REGISTERED OFFICE AND RESIDENT AGENT Registered Agent

The street address of the initial registered office of the Association is 623 Sarita St., Sanford, FL 32773, and the name of its initial registered agent at that address is **JAMES M. DOYLE**.

ARTICLE VII - MEMBERS

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VIII - VOTING

The Association will have two classes of voting members, which

are defined as follows:

Class A. Class A members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Class A members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member will be the declarant, as that term is defined in the Declaration. The declarant will be entitled to three votes for each lot owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

ARTICLE IX - BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the Association is two, and the names and addresses of the persons who are to serve as the initial directors are:

JAMES M. DOYLE
31405 State Road 46
Sorrento, FL 32776

DEBORAH G. DOYLE
31405 State Road 46
Sorrento, FL 32776

The method of election of directors is as stated in the Bylaws of the corporation.

There shall never be fewer than two (2) directors on the Board of Directors.

ARTICLE X - DISSOLUTION

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, nonprofit corporation, Association, trust, or other organization organized and operated for such similar purposes.

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

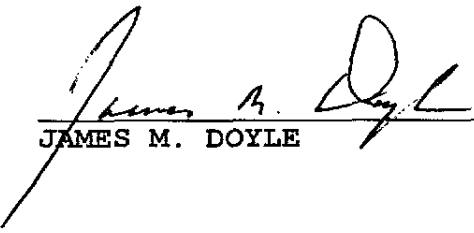
with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI - INCORPORATOR

The name and street address of each incorporator is

JAMES M. DOYLE
31405 State Road 46
Sorrento, FL 32776

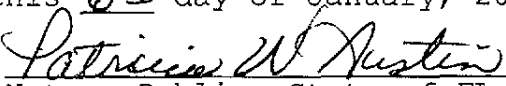
IN WITNESS WHEREOF, the undersigned subscriber/incorporator has executed these Articles of Incorporation, this 6th day of January, 2006.



JAMES M. DOYLE

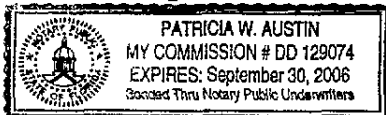
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by **JAMES M. DOYLE**, personally known to me, this 6th day of January, 2006.



Notary Public; State of FL

(Affix Notary Seal)



Print Name: Patricia W. Austin

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE.
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED:**

DORA ESTATES HOMEOWNERS ASSOCIATION, INC.

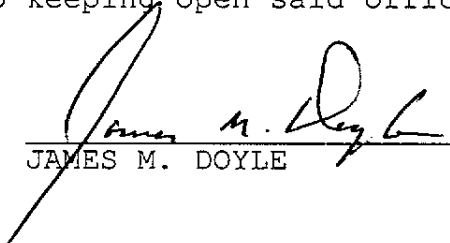
In pursuance to Chapter §48.091, Florida Statutes, the following is submitted in compliance with said Act:

FIRST: That **DORA ESTATES HOMEOWNERS ASSOCIATION INC.**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 623 Sarita Street, Sanford, Seminole County, Florida 32773, has named **JAMES M. DOYLE** located at 623 Sarita St., Sanford, FL 32771, County of Seminole, State of Florida, as its

Registered Agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above entitled corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


JAMES M. DOYLE

i:\fcw\Corp\Dora Estates HOA, Inc\Articles of Incorporation

EXHIBIT "A"

That part of Block C and D, all of Blocks E and H, LAKE OLA FARMS & GROVES, according to the plat thereof as recorded in Plat Book "G", page 104, Public Records of Orange County, Florida, being in Section 18, Township 20 South, Range 27 East, and that part of the West 1/2 of the East 1/2 of said Section 18, all being described and bounded by the following description:

Begin at the East 1/4 corner of Section 18, Township 20 South, Range 27 East, Orange County, Florida, run thence S.00°12'27"E. along the East line of said Section 18, a distance of 595.51 feet to a point on the Northerly right-of-way line of Sadler Road a/k/a State Road 448, thence along said Northerly right-of-way line the following three courses: S.86°54'26"W. 156.49 feet; thence Westerly along the arc of a curve, said curve concave to the North and having a radius of 3182.97 feet, through a central angle of 05°42'13" a distance of 316.85 feet to the Point of Tangency thereof; N.87°23'21"W. 669.03 feet to a point of curvature of a non-tangent curve, said curve concave to the Northeast and having a radius of 247.57 feet, thence Northwesterly along the arc of said curve from a chord bearing of N.35°28'03"W. and through a central angle of 55°30'09" a distance of 239.83 feet to a Point of Cusp with the East right-of-way line of Dora Road, thence along said East line of Dora Road N.00°32'25"W. 485.33 feet, continue thence N.00°17'10"W. along said East line of Dora Road 734.19 feet, thence N.87°33'29"E. 760.22 feet to a point on the most Southwesterly right-of-way line of Lake Ola Drive, thence along said Southwesterly right-of-way line of Lake Ola Drive the next two courses: S.37°25'30"E. 511.26 feet to a Point of Curvature of a curve, said curve concave to the Northeast and having a radius of 1462.69 feet, thence Southeasterly along the arc of said curve through a central angle of 11°59'39" a distance of 306.20 feet to a point on the East line of said Section 18, thence S.00°12'27"E. along said East line of Section 18, a distance of 236.84 feet to the Point of Beginning and Point of Terminus. Subject to road right-of-way lying West of Lake Ola Farms & Groves Subdivision.