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COVER LETTER

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DEPARTMENT OF STATE
TALLAHASSEE FLORIDA

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

SUBJECT: Lake McKissack Place Homeowners' Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is 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

ADDITIONAL COPY REQUIRED

FROM: Jeanne B. Curtin

Name (Printed or typed)

207 W. Park Avenue, Suite B

Address

Tallahassee, FL 32301

City, State & Zip

(850) 577-6500

Daytime Telephone number

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

ARTICLES OF INCORPORATION

LAKE McKISSACK PLACE HOMEOWNERS' ASSOCIATION, INC.

A Florida Nonprofit Corporation

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CLERK OF STATE
TALLAHASSEE FLORIDA

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I

Name

The name of the corporation shall be **Lake McKissack Place Homeowners' Association, Inc.**

ARTICLE II

Principal place of business and mailing address

The principal place of business and mailing address of this corporation shall be:

**1505 Capital Circle, NW
Tallahassee, FL 32305**

ARTICLE III

Purpose

The purpose of the corporation is to promote the common interests of the members of the property owners association identified herein, in the State of Florida. The corporation is organized to be a not-for-profit corporation, and may engage only in activities that may be carried on by a corporation exempt from federal income taxes under Section 501(c) of the Internal Revenue Code or any section of any statute adopted in succession thereof. No part of the net earnings of the corporation shall inure to the benefit of any member, except that the corporation may pay reasonable compensation for services rendered and may make payments and distributions in the furtherance of the purposes set forth herein.

ARTICLE IV

Manner of election of directors

The manner in which the directors are elected or appointed is by election at the annual meeting of the Association members, or as otherwise stated in the Bylaws or Declaration of Covenants and Restrictions of this Corporation.

ARTICLE V
Limitation of corporate powers

There are no provisions which limit the corporate powers authorized under section 617.0302, Florida Statutes, or any successor thereto.

ARTICLE VI
Initial registered agent and street address

The name and the street address of the initial registered agent is:

Daniel W. Hartman
Ard, Shirley & Hartman, P.A.
207 West Park Avenue, Suite B
Tallahassee, Florida 32301

ARTICLE VII
Bylaws

The Incorporator is authorized to adopt, amend and repeal Bylaws for the Corporation prior to the initial election of Directors. Thereafter, the manner of amending or repealing the Bylaws shall be as prescribed in the Bylaws or Declaration of Covenants and Restrictions of this Corporation.

ARTICLE VIII
Amendment to Articles of Incorporation

Prior to the initial election of Directors, these Articles of Incorporation may be amended by the Incorporator. Thereafter, the manner of amending these Articles shall be as prescribed in the Bylaws, the Declaration of Covenants and Restrictions, or in an applicable amendment to the Articles of Incorporation; provided, however, if no manner of amendment is prescribed, these Articles may be amended as provided by Florida law.

ARTICLE IX
Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subjected by the Declaration of Covenants and Restrictions of record to assessment by the Association, including contract sellers, shall be a member of the Corporation. Membership shall be appurtenant to and shall not be separated by ownership of a lot which is subject to assessment by the Corporation.

ARTICLE X
Voting Rights

Each owner of a lot shall be entitled to one (1) vote.

ARTICLE XI
Dissolution

Upon the dissolution of Lake McKissack Place Homeowners' Association, Inc., assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.


ARTICLE XII
Incorporator

The name and street address of the incorporator for these Articles of Incorporation is:

Mr. Daniel W. Hartman
Ard, Shirley & Hartman, P.A.
207 West Park Avenue, Suite B
Tallahassee, Florida 32301

The undersigned incorporator has executed these Articles of Incorporation this 10th day of February, 2006.

Signature of Incorporator


Daniel W. Hartman

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

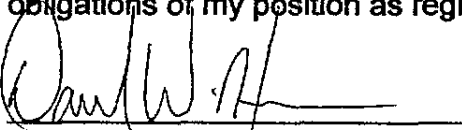
1. The name of the corporation is:

Lake McKissack Place Homeowners' Association, Inc.

2. The name and address of the registered agent and office is:

Daniel W. Hartman
207 West Park Avenue, Suite B
Post Office Box 1874
Tallahassee, Florida 32302-1874

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Name

Date 2-10-06

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

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