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William N. Asma, P.A.  
*Attorney and Counselor at Law*  
884 South Dillard Street  
Winter Garden, Florida 34787  
Ph. (407) 656-5750 Fax (407) 656-0486  
[william.asma.pa@earthlink.net](mailto:william.asma.pa@earthlink.net)

May5, 2006

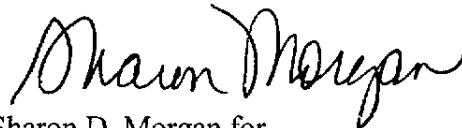
Florida Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

**RE: ARTICLES OF INCORPORATION – NOT FOR PROFIT**

Dear Clerk:

Enclosed please find the Articles of Incorporation for a new Not-for Profit corporation. The filing fee of \$78.75 is enclosed. Once the Articles have been filed, please forward a copy to our office. If you have any questions, please feel free to call. Thank you for your assistance regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon D. Morgan".

Sharon D. Morgan for  
William N. Asma, Esquire

:sdm  
enclosure.

**ARTICLES OF INCORPORATION OF  
RIVER COVE LANDINGS SINGLE FAMILY HOMEOWNER'S  
ASSOCIATION, INC.**

The undersigned acting as incorporator of this corporation pursuant to Chapter 617 of the Florida statutes, hereby forms a corporation not for profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation.

**ARTICLE I- NAME AND ADDRESS OF CORPORATION**

The name of the corporation shall be RIVER COVE LANDINGS SINGLE FAMILY HOMEOWNER'S ASSOCIATION, INC. The address of the corporation shall be 2580 Channel Way, Kissimmee, Florida 34746.

**ARTICLE II-TERM OF EXISTENCE**

This corporation shall exist perpetually.

**ARTICLE III-NATURE OF BUSINESS**

This corporation may engage or transact in any or lawful activities or business permitted under the laws of the United States and State of Florida and is to maintain a homeowners association as defined in Chapter 617, Florida Statutes.

**ARTICLE IV-MEMBERSHIP AND VOTING RIGHTS**

Every person or entity who is a record owner of a fee or undivided fee interest in any parcel which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a member.

Change in membership in the Association shall be established by recording in the Public records of Citrus County, Florida, a deed or other instrument establishing a record title to a parcel in the development. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

The Association shall have two classes of voting membership:

**Class A:** Class A members shall be all the owners with the exception of the Developer. Class A members shall be entitled to one vote for each parcel in which they hold the interests required for membership. When more than one person holds such interest or interests in any parcel, all such persons shall be members and the vote for such parcel shall be exercised as they, among themselves, determine but in no event more than one vote be cast with respect to any such parcel.

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Class B: Class B members shall be the Developer and shall be entitled to four (4) votes for each parcel owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A membership equal the total votes outstanding in Class B membership, or

2. When the Developer elects to surrender control of the Association to the members. The Association shall have one class of voting membership which shall be all the owners of lots within the development. The members shall be entitled to one vote for each lot in which they hold the interests required for membership. When more than one person holds such interest or interests in any lot, all such persons shall be members and the vote for such lot shall be exercised as they, among themselves, determine but in no event more than one vote be cast with respect to any such lot.

#### **ARTICLE V-INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The initial street address of the registered office of this corporation in the state of Florida will be 884 South Dillard Street, Winter Garden, Florida 34787. The Board of Directors may from time to time move the registered office to any other address in Florida. The name of the initial registered agent of this corporation is William N. Asma, P. A. The Board of Directors may from time to time designate a new registered agent.

#### **ARTICLE-VI-INITIAL BOARD OF DIRECTORS**

A. The initial number of Directors of this corporation shall be three.

B. The number of Directors may be increased or diminished from time to time by the By-Laws adopted by the members, but shall never be less than three.

C. The name and address of the initial members of the Board of Directors, who shall hold office for the first year of existence of this corporation or until their successors are either elected or appointed and have qualified, are:

<u>NAME</u>	<u>STREET ADDRESS</u>
Rudolf Akkerman	2580 Channel Way Kissimmee, Florida 34746
Marjon Koper- Akkerman	2580 Channel Way Kissimmee, Florida 34746
Frank Robin Akkerman	2019 Pitch Way Kissimmee, Florida 34746

### ARTICLE VII-INCORPORATOR

The name and address of the incorporator of this corporation is:

NAME

STREET ADDRESS

William N. Asma

884 South Dillard St.  
Winter Garden, FL 34787

### ARTICLE VIII-AMENDMENT TO ARTICLES

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed is considered.

Resolution: A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by twenty-five (25%) of the members of the Association. Directors and members not present in person or by proxy at the meeting to consider the amendment may express their approval in writing, provided such approval is delivered to the Secretary prior to such meeting. A resolution adopting a proposed amendment must bear the approval of not less than sixty six and 2/3 per cent (66 2/3%) of the members of the Association.

Approval: No amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the properties. No amendments shall be made that is in conflict with the Declaration of Covenants, Conditions and Restrictions or the laws of the State of Florida.

### ARTICLE IX-INDEMNIFICATION

The corporation shall indemnify any registered agent, officer, director, or incorporator, or any former registered agent, officer or director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation at 884 South Dillard Street, Winter Garden, Florida 34787, this 5 day of May 2006.



William N. Asma

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared William N. Asma personally known to me to and who executed the foregoing Articles of Incorporation, and he acknowledged that he subscribed the said instrument for the uses and purposes set forth herein.

May WITNESS my hand and official seal in the County and State aforesaid this 5 day of 2006.

Sharon D. Morgan

Notary Public **Sharon D. Morgan**

Print Name

My commission Expires:



Sharon D. Morgan

My Commission DD254105

Expires September 28, 2007

Having been named as Registered Agent for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of statutes relative to the property and complete performance of my duties.

William N. Asma

WILLIAM N. ASMA

Date: 5-5-2006

STATE OF FLORIDA  
DIVISION OF CORPORATIONS  
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