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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. Shivers JUN 07 2006

**ARTICLES OF INCORPORATION**  
**OF**  
**HIDDEN COVE WEST OWNERS ASSOCIATION, INC.**

**A Not-For-Profit Florida Corporation**

*I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:*

**ARTICLE I**

**NAME**

*The name of this corporation is:*

**HIDDEN COVE WEST OWNERS ASSOCIATION, INC.**

The principal office address is: 626 Lake Henry Drive  
Winter Haven, FL 33881

**ARTICLE II**

**REGISTERED AGENT/OFFICE**

*The street address of the initial registered office of this corporation is:*

529 Versailles Drive, Suite 103  
Maitland, FL 32751

*The name of the initial Registered Agent of this corporation at that address is:*

Lee Jay Colling, Attorney-at-Law

**ARTICLE III**

**NON-STOCK BASIS**

*This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.*

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## **ARTICLE IV**

### **MEMBERSHIP**

*The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.*

## **ARTICLE V**

### **PURPOSE AND POWERS**

*This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:*

- A. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501© of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any present or subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.*
- B. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- C. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- D. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative units for sale or lease in the ordinary course of business, or, if the homeowners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.*
- E. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.*
- F. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil*

*Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.*

- G. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- H. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*
- I. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.*
- J. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.*
- K. To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.*

## **ARTICLE VI**

### **DIRECTORS**

*The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The initial number of directors of the corporation shall be nine (9); provided however, that such number may be changed by a By-Law duly adopted.*

*The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the By-Laws.*

*The names and addresses of the initial Board of Directors of this corporation are:*

<u>NAME</u>	<u>ADDRESS</u>
WILLIAM ROSSMAN, PRESIDENT	503 LAKE HENRY DRIVE WINTER HAVEN, FL 33881
ROGER LIPPITT, VICE PRESIDENT	657 LAKE HENRY DRIVE WINTER HAVEN, FL 33881

SUSAN BENNETT, SECRETARY

403 EGRET DRIVE  
WINTER HAVEN, FL 33881

JEAN BROWN, TREASURER

440 DOLPHIN DRIVE  
WINTER HAVEN, FL 33881

## ARTICLE VII

### INCORPORATOR

*The name and address of the Incorporator signing these Articles of Incorporation is:*

*Lee Jay Colling  
529 Versailles Drive, Suite 103  
Maitland, FL 32751*

## ARTICLE VIII

### BY-LAWS

*The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.*

## ARTICLE IX

### AMENDMENT OF ARTICLES

*Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.*

## ARTICLE X

### DISSOLUTION OF THE CORPORATION

*Dissolution of this corporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the*

manner set forth in the By-Laws of this corporation.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 30 day of May, 2006.

INCORPORATOR:

Lee Jay Colling  
Lee Jay Colling

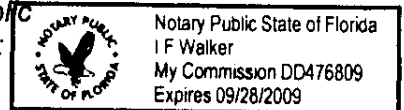
STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

☐ Affiant is personally known to me

SWORN TO and subscribed before me this 30<sup>th</sup> day of May, 2006.

IF Walker  
Signature of Notary Public  
My commission expires:



**ACCEPTANCE BY REGISTERED AGENT**

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **HIDDEN COVE WEST OWNERS ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 30<sup>th</sup> day of May, 2006.

Lee Jay Colling  
Lee Jay Colling  
Registered Agent

FILED  
JUN - 6 PM 12:10  
HIDDEN COVE WEST OWNERS ASSOCIATION, INC.  
HIDDEN COVE WEST, FLORIDA

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☐ Affiant is personally known to me

SWORN TO and subscribed before me this 30<sup>th</sup> day of May, 2006.

*I F Walker*  
Signature of Notary Public

My commission expires:

