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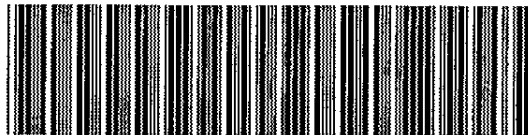
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06 AUG 16 AM 11:49

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

8/17/06

COVER LETTER

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

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SUBJECT: The Landings At Catfish Creek Property Owners' 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: Thomas L. Nunnallee
Name (Printed or typed)

325 North Commerce Avenue
Address

Sebring, FL 33870
City, State & Zip

(863) 382-3154
Daytime Telephone number

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

ARTICLES OF INCORPORATION

FOR

THE LANDINGS AT CATFISH CREEK PROPERTY OWNERS' ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned by these Articles hereby forms this not-for-profit corporation under the laws of the State of Florida pursuant to Chapter 617 of the Florida Statutes and certifies as follows:

ARTICLE I - NAME

The name of the corporation shall be THE LANDINGS AT CATFISH CREEK PROPERTY OWNERS' ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the Association.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

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

3501 Par Road
Sebring FL 33872

ARTICLE III - PURPOSES AND POWERS

The Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the homes and common elements within that certain Subdivision more particularly described in the Declaration of Covenants, Conditions, and Restrictions for THE LANDINGS AT CATFISH CREEK (hereafter, "The Declaration"), and to promote the health, safety and welfare of the residents within the Subdivision and any additions. In order to effectuate these purposes, the Association shall have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, which powers and privileges include but are not limited to the following:

- A. To fix, levy, collect and enforce payment by any lawful means all appropriate charges or assessments;
- B. To pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the Common Elements;
- C. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of the Common Elements on behalf of the membership of the Association;
- D. To borrow money and mortgage, pledge or hypothecate any or all of the Common Elements as security for money borrowed or debts incurred;
- E. Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;

- F. To contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company;
- G. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes;
- H. To establish reasonable rules and regulations;
- I. To sue and be sued;
- J. To take any other action necessary for the purposes for which the association is organized; and
- K. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Florida Not-for-Profit Corporation Law may now or hereafter have or exercise.

ARTICLE IV – MEMBERSHIP, VOTING AND MEETINGS

A. **Membership:**

Every person or entity who is a record owner of any lot in the Subdivision shall be a member of the Association. The foregoing does not include persons or entities that hold an interest merely as security for the performance of an obligation.

B. **Appurtenance to Lot Ownership:**

The share of a member in the funds and assets of the Association shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to ownership of a lot.

C. **Voting Rights:**

The manner of exercising voting rights shall be as set forth in Article II of the Declaration.

D. **Meetings:**

The By-Laws shall provide for meetings of the members.

ARTICLE V - BOARD OF DIRECTORS

A. **Membership of Board:**

The affairs of this Association shall be managed by a Board initially consisting of two (2) Directors. Upon cessation of Class B membership as set forth in Article II of the Declaration, the Board will consist of three (3) Directors. Directors need not be members of the Association.

B. **Election and Removal:**

Directors shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

C. **First Board of Directors:**

The names and addresses of the persons who shall act in the capacity of Directors until their successors shall be elected and qualified are as follows:

Name:

Address:

William T. Tuomey

2790 Countryside Blvd.
Clearwater FL

John T. Tuomey

3501 Par Road
Sebring FL 33872

ARTICLE VI – OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws. After the first election of Directors, the Officers shall be elected by the Board at the first Board meeting following the annual meeting. Officers shall serve at the pleasure of the Board. The names and addresses of the officers who shall serve until their successors are designated by the Board are as follows:

Name:

Address:

William T. Tuomey

President / Treasurer

John T. Tuomey

Vice President/Secretary

ARTICLE VII - BY – LAWS

The first By-Laws of the Association shall be adopted by the Board and may be thereafter be altered, amended or rescinded in the manner provided in such By-Laws.

ARTICLE VIII – AMENDMENTS

Amendments to the Articles of Incorporation may be considered at any regular or special meeting of the members and may be adopted in the following manner:

- A. By notice of the subject matter of a proposed amendment and of the meeting at which a proposed amendment is considered, which notice shall be made as required by the By-Laws.
- B. By resolution for the adoption of a proposed amendment which may be proposed either by the Board or by a majority of the voting members. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. Such amendments must be approved by not less than seventy-five (75%) percent of the votes of the voting members.

ARTICLE IX – TERM

The term of the Association shall be perpetual.

ARTICLE X – INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation are as follows:

Name:

John T. Tuomey

Address:

3501 Par Road
Sebring, FL 33872

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ARTICLE XI - RESIDENT AGENT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Name:

John T. Tuomey

Address:

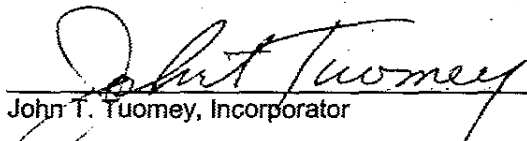
3501 Par Road
Sebring, FL 33872

ARTICLE XII-REGISTERED OFFICE

The initial registered office of the Association shall be:

3501 Par Road
Sebring, FL 33872

IN WITNESS WHEREOF, the undersigned subscriber has executed this instrument this 14th day of August, 2006.


John T. Tuomey, Incorporator

STATEMENT OF RESIDENT AGENT

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in Article XII of these articles of incorporation, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


John T. Tuomey, Registered Agent

Date:

8/14/06

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