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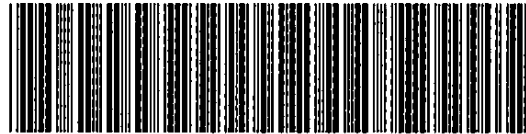
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TALLAHASSEE, FLORIDA

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8/21

**OVERSTREET, MILES, RITCH & CUMBIE, P.A.**  
**ATTORNEYS AT LAW**

100 Church Street  
Kissimmee, Florida 34741

R. Stephen Miles, Jr.  
John B. Ritch  
Fred H. Cumbie, Jr.  
Murray Overstreet, Of Counsel

Telephone: (407) 847-5151  
Facsimile: (407) 847-3353

August 17, 2006

Via UPS Overnight

Department of State  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, FL 32399

Re: Lake Runnymede Oak Estates Homeowners Association, Inc.

Dear Sirs:

Enclosed you will find original and one copy of Articles of Organization, together with our firm check in the amount of \$70.00 for the filing fee and designation of registered agent.

Kindly acknowledge filing by date stamping and returning the copy to this office.

If you have any questions, please give me a call.

Sincerely,



JOHN B. RITCH, ESQUIRE

Enclosures

JBR/ma

ARTICLES OF INCORPORATION  
OF  
LAKE RUNNYMEADE OAK ESTATES  
HOMEOWNERS ASSOCIATION, INC.

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TALLAHASSEE, FLORIDA

ARTICLE I.

NAME

The name of the corporation shall be LAKE RUNNYMEADE OAK ESTATES  
HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

ADDRESS OF ASSOCIATION

The street address of the initial registered office of this corporation is 100 Church Street,  
Kissimmee, Florida 34741, and the name of the initial registered agent of this corporation at that  
address is JOHN B. RITCH. The mailing address of the corporation is also 100 Church Street,  
Kissimmee, Florida 34741.

ARTICLE III.

PURPOSE OF ASSOCIATION

The general nature, objects and purposes of the Association shall be:

- A. To promote the health, safety and social welfare of the owners of the property  
described as LAKE RUNNYMEADE OAK ESTATES, according to the Plat thereof filed among  
the Public Records of Osceola County, Florida, and the owners of the property units thereof platted  
subsequent to the date hereof;
- B. To provide for the improvement, maintenance and preservation of said property;

C. To administer and enforce all of the terms and conditions of that Declaration of Covenants and Restrictions for LAKE RUNNYMEADE OAK ESTATES and all subsequently platted units thereof, together with those matters and things shown on the recorded plats of said subdivision and subsequently platted units;

D. To operate without profit for the sole and exclusive benefit of its members.

#### ARTICLE IV.

##### POWERS OF ASSOCIATION

The Association shall have all of the powers and duties reasonably necessary to operate and maintain the Association, including but not limited to, to the following:

A. To exercise and enforce all of the powers, privileges and duties set forth in the above described Declaration as it presently exists and as it may be amended, together with those contained in like declarations applicable to subsequently platted units;

B. To establish, levy, collect and enforce payment of all fees, dues, charges or assessments pursuant to the terms of the aforesaid Declaration or By-laws of the Association for all of the purposes of the Association and to create and establish reasonable reserves for the purposes;

C. To pay all expenses incident to the conduct of the business of the Association;

D. To promulgate or enforce rules, regulations, by-laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

E. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property and to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association;

F. To charge recipients for services rendered by the Association and the user for the use of Association property where such is deemed appropriate by the Association;

G. To pay taxes and other charges, if any, on or against any property owned, used or accepted by the Association;

H. To borrow money and to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for money borrowed or in payment for property acquired or for any of the other purposes of the Association and to secure the payments for such obligations by mortgages, pledges or other instruments of trust, by liens upon or assignment of or agreement in regard to all or any part of the property rights or privileges of the Association;

I. To exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida with regard to corporations not for profit may now or hereafter have or exercise under said laws.

#### ARTICLE V.

##### MEMBERSHIP

The members of the Association shall consist of the fee simple owners of the platted lots of LAKE RUNNYMEADE OAK ESTATES according to the Plat thereof recorded among the public records of Osceola County, Florida, and the owners of the platted lots in subsequently platted units thereof. Membership shall be as a result of the ownership of a platted lot and may not be separated from such ownership. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

#### ARTICLE VI.

##### VOTING RIGHTS

The Association shall have two classes of voting members:

Class A - Class A members shall be all owners, with the exception of the Developer, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in

any lot, all such persons shall be members. The vote for such lots shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B - The Class B members shall be the Developer (as defined in the Declaration) and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier.

(a) When the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership; or

(b) On January 1, 2015.

## ARTICLE VII.

### BOARD OF DIRECTORS

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) directors. The exact number of directors shall be fixed from time to time by the By-laws as adopted and amended by the membership of the Association. The initial Board of Directors shall consist of two (2) directors, who shall hold office until the election of their successors, and the names and addresses of the members of the first Board of Directors is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Bradley Chisholm	4825 Chisholm Road St. Cloud, Florida 34771
Andrea Chisholm	4825 Chisholm Road St. Cloud, Florida 34771
Bradley Chisholm, Jr.	4825 Chisholm Road St. Cloud, Florida 34771

ARTICLE VIII.

OFFICERS

The officers of the Association shall be a President, a Vice Present, a Secretary, a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, establish. Any two or more offices may be held by the same person except the offices of President and Secretary may not be held by the same person. The officers shall be elected by the Board of Directors at the first meeting of the Board of Directors following the annual meeting of the members of the Association. The names and addresses of the initial officers who shall serve until their successors are elected by the Board of Directors are:

President:	Bradley Chisholm	4825 Chisholm Road St. Cloud, Florida 34771
Secretary and Treasurer:	Andrea Chisholm	4825 Chisholm Road St. Cloud, Florida 34771

ARTICLE IX.

DURATION

The corporation shall be perpetual existence.

ARTICLE X.

BYLAWS

The members of the Association shall adopt By-laws consistent with these Articles and said By-laws may be amended, altered or rescinded by the majority vote of the membership of the Association.

## ARTICLES XI.

### CONTRACTS BETWEEN ASSOCIATION AND OFFICERS/DIRECTORS

No contract or transaction between the Association and one or more of its officers or directors or between the Association and any other legal entity in which one or more of the officers or directors of the Association are interested in any manner, shall be invalid, void or voidable solely for that reason, or solely because an officer or director of the Association is present at or participates in the meeting of the Board of Directors of the Association or any committee thereof which authorized such a contract or transaction, or solely because of the vote of such officer or direction in connection therewith. No officer or director of the Association shall incur a liability by reason of the fact that such officer or director is or may be interested in any such contract or transaction. Interested directors may be counted in determining the presence of a quorum at the meeting of the Board of Directors or any committee thereof which authorizes contracts or transaction.

## ARTICLE XII.

### DISSOLUTION

This Association may be dissolved upon the written consent of three-fourths (3/4) of the votes entitled to be cast by the membership of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency and shall be used for purposes similar to those for which this Association was created. In the event that such dedication is refused or in the event that those persons voting for dissolution so indicate, such assets shall be granted, conveyed or assigned to any other non-profit corporation devoted to such similar purposes.



ARTICLE XIII.

AMENDMENTS

These Articles may be altered, amended, or repealed in the following manner:

A. Notice of the proposed amendment shall be included in the notice of any meeting in which a proposed amendment is considered.

B. A resolution for the adoption of the proposed amendment may be proposed either by the Board of Directors or by the members of the Association, however, the proposed amendment shall be adopted only by at least two-thirds of the votes entitled to be cast by the members of the Association.

ARTICLE XIV.

SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are:

Bradley Chisholm	4825 Chisholm Road St. Cloud, Florida 34771
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Andrea Chisholm	4825 Chisholm Road St. Cloud, Florida 34771
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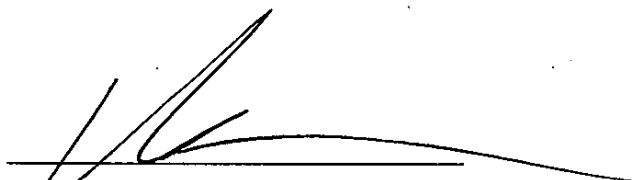
Bradley Chisholm, Jr.	4825 Chisholm Road St. Cloud, Florida 34771
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IN WITNESS WHEREOF, the parties hereto have executed the Articles of Incorporation on this 6<sup>th</sup> day of July, 2006.

WITNESSES:



Print: Kenneth M. Hale

  
Bradley Chisholm

Michael C Fenton  
Print: MICHAEL C FENTON

Kenneth M. Hale  
Print: Kenneth M. Hale

Katree J. Klem  
Print: Katree J. Klem

Kenneth M. Hale  
Print: Kenneth M. Hale

Michael C Fenton  
Print: Michael C Fenton

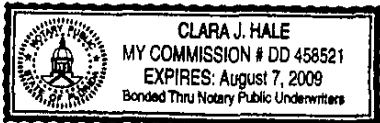
Andrea L Chisholm  
Andrea Chisholm

Bradley Chisholm, Jr.  
Bradley Chisholm, Jr.

STATE OF FLORIDA  
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BRADLEY CHISHOLM, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation and acknowledged before me that he/she executed and subscribed to the same. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and seal this 6<sup>th</sup> day of July, 2006.



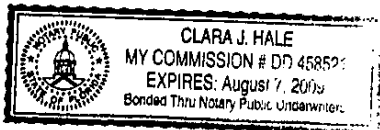
Clara J. Hale  
NOTARY PUBLIC, State of Florida  
My Commission expires: 8/7/09

STATE OF FLORIDA  
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANDREA

CHISHOLM, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation and acknowledged before me that he/she executed and subscribed to the same. she is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and seal this 6<sup>th</sup> day of July, 2006.

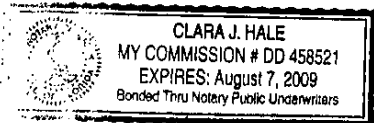


Clara J. Hale  
NOTARY PUBLIC, State of Florida  
My Commission expires: 8/7/09

STATE OF FLORIDA  
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BRADLEY CHISHOLM, JR., to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation and acknowledged before me that he/she executed and subscribed to the same. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and seal this 6<sup>th</sup> day of July, 2006.



Clara J. Hale  
NOTARY PUBLIC, State of Florida  
My Commission expires: 8/7/09


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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

I, JOHN B. RITCH, having been named to accept service of process for LAKE RUNNYMEADE OAK ESTATES HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office at Overstreet, Miles, Ritch & Cumbie, P.A., 100 Church Street, Kissimmee, Florida 34741, hereby accepts to act as Registered Agent for said corporation, and agrees to comply with the provisions of the Florida Statutes, to keeping open said office, and upon whom process may be served.

  
\_\_\_\_\_  
JOHN B. RITCH