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Division of Corporations

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PLEASE ARRANGE FILING OF THE ATTACHED ARTICLES OF INCORPORATION AND RETURN A CERTIFICATION TO ME AS SOON AS POSSIBLE. THANK YOU FOR YOUR ASSISTANCE IN THIS MATTER.

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## FLORIDA PROFIT/NON PROFIT CORPORATION

LEXINGTON GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC

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**ARTICLES OF INCORPORATION  
OF**

**LEXINGTON GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all residents of the State of Florida and all of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I.  
NAME OF CORPORATION**

The name of the corporation is LEXINGTON GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC. (hereinafter called the "Association").

**ARTICLE II.  
PRINCIPAL OFFICE AND MAILING ADDRESS OF THE ASSOCIATION**

The principal office and mailing address of the Association is located at 1105 Kensington Park Drive, Altamonte Springs, Florida, 32714.

**ARTICLE III.  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Association is 215 North Drive, Orlando, Florida, 32801, and the name of the initial registered agent at that address is William A. Beckett, Esquire.

**ARTICLE IV.  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance of the residence lots within that certain tract of property described in Exhibit "A" to these Articles of Incorporation (the "Property"), and any additional property that may be annexed and/or included in accordance with these Articles and the Declaration as hereinafter defined, and to promote the health, safety and welfare of the residents within the above described Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Lexington Green Village (hereinafter called the "Declaration"), applicable to the Property and recorded or to be in the Public Records of Polk County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

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(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) 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 real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of a majority the total cumulative votes of both classes of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall have the assent of a majority of the total cumulative votes of both classes of members or any such annexation shall otherwise be in accordance with the requirements of the Declaration;

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### ARTICLE V. MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

#### ARTICLE VI. VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

**Class A:** Class A Members shall be all Owners of Lots (as defined in the Declaration) (except Meritage Homes of Florida, Inc., an Arizona corporation (the "Declarant") and GMAC Model Home Finance, LLC, a Delaware limited liability company ("MHF"), their successors and assigns as long as the Class B membership shall exist, and thereafter, the Declarant, and its successors and assigns shall be Class A members to the extent it would otherwise qualify), and Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest

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required for membership. When any Lot entitling the Owner to membership in the Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants by the entirety or in any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same Lot, then unless the instrument or order appointing them or creating the tenancy otherwise directs and it or a copy thereof is filed with the Secretary of the Association, such Owner shall select one official representative to qualify for voting in the Association and shall notify in writing the Secretary of the Association of the name of such individual. The vote of the individual shall be considered to represent the will of all the Owners of that Lot. In the circumstance of such common ownership, if the Owners fail to designate their voting representative then the Association may accept the person asserting the right to vote as the voting Owner until notified to the contrary by the other Owners of such Lot. Upon such notification, the Owner may not vote until the Owner(s) appoint their representative pursuant to this paragraph.

Class B: The Class B Member shall be the Declarant. The Class B Member shall be entitled to nine (9) votes for each Lot owned by Declarant or MHF. The Class B membership shall cease and terminate (i) at such time as ninety percent (90%) of the maximum number of Homes allowed for both the Property and Additional Property (as defined in the Declaration) have been conveyed to Class A Members, or (ii) sooner if required by the provisions of Chapter 617, Florida Statutes, or at the election of the Declarant, whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association. Upon termination of the Class B membership as provided for herein, the Class B membership shall convert to Class A membership with voting strength as set forth above for Class A membership.

ARTICLE VII  
BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of three (3) Directors who shall serve until the organizational meeting and thereafter by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Robert Rowlette	1105 Kensington Park Drive Altamonte Springs, FL 32714
Tammy Alverson	1105 Kensington Park Drive Altamonte Springs, FL 32714
Michael Fritz	1105 Kensington Park Drive Altamonte Springs, FL 32714

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At the first annual meeting, the members shall elect three (3) Directors for a term of one (1) year. At each annual meeting thereafter the members shall elect three (3) Directors for a term of one (1) year.

ARTICLE VIII.  
INITIAL OFFICERS

The affairs of the Association shall be managed by a President, Vice-President, and Secretary/Treasurer, and such other officers as are permitted in the Bylaws. The names and addresses of those persons who shall act as officers of the corporation until the election of their successors are:

<u>OFFICE</u>	<u>NAME</u>	<u>ADDRESS</u>
President	Michael Fritz	1105 Kensington Park Drive Altamonte Springs, FL 32714
Vice-President	Robert Rowlette	1105 Kensington Park Drive Altamonte Springs, FL 32714
Secretary/Treasurer	Tammy Alverson	1105 Kensington Park Drive Altamonte Springs, FL 32714

The above-named officers shall serve until the first and organizational meeting of the Board of Directors of the corporation. The officers shall be elected by the Directors at the first meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election.

ARTICLE IX.  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by members holding a majority of the total cumulative votes of both classes of members.

ARTICLE X.  
DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XI.  
AMENDMENTS

Amendment of these Articles shall require the assent of a majority of the total cumulative votes of both classes of members entitled to vote thereon, in the manner as set forth under Chapter 617, Florida Statutes. A majority of each class shall not be required, so long as a

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majority of the cumulative total of votes of the two classes combined is satisfied. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the Membership duly called for that purpose, or at an annual meeting of the Membership.

ARTICLE XII  
BYLAWS

The Bylaws of this corporation shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of the total cumulative votes of both classes of members entitled to vote thereon in person or by proxy. A majority of each class shall not be required, so long as a majority of the cumulative total of votes of the two classes combined is satisfied.

ARTICLE XIII  
SUBSCRIBER

The name and address of the subscriber to these Articles of Incorporation is as follows:

William A. Beckett, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed  
215 North Eola Drive  
Orlando, Florida 32801

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, I, the undersigned, as subscriber and incorporator of this Association, have executed these Articles of Incorporation this 28<sup>th</sup> day of February, 2007.

  
William A. Beckett

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ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of LEXINGTON  
GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC.

  
William A. Beckett

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Exhibit "A"

Lots 15-17, 25-28, 37-49, 67-90 and 93-119, Block "A", according to the Plat of Greens at Providence, as recorded in Plat Book 142, Pages 37-44, Public Records of Polk County, Florida.

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