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FLORIDA PROFIT/NON PROFIT CORPORATION

Blanchester Estates Homeowners' Association, Inc.

Certificate of Status	0
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March 27, 2007

FLORIDA DEPARTMENT OF STATE
Division of Corporations

From: CAMPIONE & VASON, PA

SUBJECT: BLANCHESTER ESTATES HOMEOWNERS' ASSOCIATION, INC.
REF: W07000014973

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If you have any further questions concerning your document, please call (850) 245-6855.

To: Tammy Hampton
Document Specialist
New Filing Section

FAX Aud. #: H07000077741
Letter Number: 707A00020737

Attached please find Corrected
Articles of Incorporation.
Thank you for your assistance.
Karen Maxwell

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**ARTICLES OF INCORPORATION
OF
BLANCHESTER ESTATES HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under Florida Statutes, Chapters 617 and 720, do hereby make and adopt the following Articles of Incorporation:

**Article I
Name**

The name of the Corporation is "Blanchester Estates Homeowners' Association, Inc.", hereafter referred to as the "Association".

**Article II
Not For Profit**

The Association is a corporation not for profit as defined in Section 617.01401, Florida Statutes. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

**Article III
Commencement Of Corporate Existence
And Duration**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Association is perpetual.

**Article IV
Purposes**

The Association is organized, and shall be operated exclusively for, the following purposes:

1. Exercise all of the powers and privileges, and to perform all of the duties and obligations, of this Association as set forth in the Declaration, the terms and provisions of which are here incorporated by reference; and
2. Fix, levy, collect and enforce payment of 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 this Association, including all licenses, taxes or governmental charges levied or imposed against the property of this Association; and

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3. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-069-102101-1 requirements and applicable District rules, and shall assist in the enforcement of those portions of the permit that relate to the surface water or stormwater management system.

4. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

5. To promote the health, safety and general welfare of the residents within all or any portion of the following described tract of land situate in Lake County, Florida:

SEE ATTACHED EXHIBIT "A"

6. To do such other things as are incidental to the purposes of the Association or necessary or desirable in order to accomplish them.

Article V Limitation

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

Article VI Dissolution

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII Members

Every person or entity who is a record owner of a fee or undivided fee interest in any lot shown on the plat of Blanchester Estates, according to the plat thereof to be recorded in the Public Records of Lake County, Florida, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

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Article VIII
Initial Registered Office And Agent
And Principal Office Of The Association

The street address of the initial registered office of business and principal office of the Association is 38985 North County Road 44A, Umatilla, Florida 32784, the mailing address is Post Office Box 1398, Umatilla, Florida 32784, and the initial registered agent of the Association at that address is Thomas Manning. The principal office address and the registered office address is the same.

Article IX
Board Of Directors

The management of the Association shall be vested in a Board of Directors consisting of three members. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Board of Directors will be elected in accordance with the provisions of the Bylaws.

Article X
Officers

Provision for the Officers may be made in the Bylaws.

Article XI
Incorporators

The name and address of each Incorporator is as follows:

Name	Address
Thomas Manning	Post Office Box 1398 Umatilla, Florida 32784

Article XII
Bylaws

The Bylaws of the Association are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

Article XIII
Amendment

The Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation.

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**Article XIV
Indemnification**

The Association shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the Florida General Corporation Act and the Florida Not For Profit Corporation Act.

In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 26th day of March, 2007.


THOMAS MANNING

State of Florida
County of Lake

Before me personally appeared THOMAS MANNING, (☒) who is personally known to me, or (☐) who has produced a _____ as identification, who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 26th day of March, 2007.


Notary Public
My Commission Expires: **Mary Stone**



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Acceptance By Registered Agent

The undersigned hereby accepts the appointment as Registered Agent of Blanchester Estates Homeowners' Association, Inc., which is contained in the foregoing Articles of Incorporation.


THOMAS MANNING
Registered Agent

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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the East eight hundred and eighty nine (889) feet of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 27 East, being more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 27 East; thence South $88^{\circ}58'27''$ West along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 19, 889.31 feet to a point on the West line of the East 889.00 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence North $00^{\circ}28'41''$ East along said West line, 1305.59 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence North $89^{\circ}46'26''$ East along said North line, 841.44 feet; thence South $36^{\circ}29'06''$ West, 59.41 feet; thence South $00^{\circ}07'23''$ West, 120.15 feet; thence South $50^{\circ}58'45''$ East, 190.59 feet, more or less, to the waters of Lake Blanchester; thence Southwesterly along said waters to a point on said East line of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence South $00^{\circ}28'41''$ West along said East line, 896.92 feet to the point of beginning.