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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**Law Offices of
BREED & NUNNALLEE, P.A.
325 North Commerce Avenue
Sebring, Florida 33870-3206**

**E. MARK BREED III
THOMAS L. NUNNALLEE**

**Telephone (863) 382-3154
Facsimile (863) 382-0209
Email:breednunn@earthlink.net**

March 27, 2007

Florida Department of State
Division of Corporations
PO Box 6327
Tallahassee FL 32314

Re: Articles of Incorporation of Twin Lakes Pointe Homeowners' Association, Inc.

To Whom It May Concern:

Enclosed is an original and one copy of the referenced Articles of Incorporation and a check in the amount of \$78.75 for the filing fee and a certified copy of the Articles.

Please return the certified copy of the Articles to this office. Thank you.

Sincerely,


THOMAS L. NUNNALLEE

TLN/jn

Enclosure

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**ARTICLES OF INCORPORATION
OF
TWIN LAKES POINTE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

ARTICLE I. NAME

The name of this corporation is TWIN LAKES POINTE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II. DURATION

The corporation shall exist in perpetuity. However, if the corporation is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to this corporation.

ARTICLE III. PRINCIPAL OFFICE

The principal office of this corporation shall be located at 925 E. Oak Island Road, in the City of Avon Park, County of Highlands, State of Florida, Zip Code 33825.

The mailing address of the corporation is 925 W. Oak Island Road, Avon Park, Florida 33825.

ARTICLE IV. PURPOSE

The specific purpose for which this corporation is organized is to operate a residential subdivision in accordance with its Declaration of Covenants, Conditions, and Restrictions and in accordance with applicable federal, state and local law.

ARTICLE V. ELECTION AND REMOVAL OF DIRECTORS

The manner in which directors are elected is by majority vote of the members. Directors shall be removed as provided in the bylaws of the corporation.

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ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 503 South O- Mul-La- Oee Drive, Sebring FL 33870, and the name of the initial registered agent of this corporation is MARK E. GOSE.

ARTICLE VII. INITIAL OFFICERS/DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time by the bylaws but shall never be less than one. The names and addresses of the initial directors of this corporation are:

MARK E. GOSE, President/Director, 503 South O- Mul-La- Oee Drive, Sebring FL 33870

HOWARD C. PRITCHETT, JR., Secretary/Director, 925 E Oak Island Road, Avon Park FL 33825

ROGER GURGANUS, Treasurer/Director, 1515 N Lake Isis Drive, Avon Park FL 33825.

ARTICLE VIII. INCORPORATOR

The name and address of the person signing these Articles is:

MARK E. GOSE
503 South O-Mul-La- Oee Drive,
Sebring FL 33870

ARTICLE IX. CORPORATE POWERS

The corporation shall have the power to do the following:

- 1) Own and convey property.
- 2) 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.
- 3) Establish rules and regulations.
- 4) Assess members and enforce assessments.
- 5) Sue and be sued.
- 6) Contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.

7) Require all the lot owners, parcel owners, or unit owners to be members.

8) Take any other action necessary for the purposes for which the association is organized.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, on this 25 day of Jan, 2007.



MARK E. GOSE, Incorporator

ACKNOWLEDGMENT FOR REGISTERED AGENT

Having been named to accept service of process for the hereinabove corporation, at the place designated in the foregoing Articles, I hereby accept to act in this capacity and agree to comply with the applicable provisions of the Florida Statutes relative to keeping open said office.



MARK E. GOSE, Registered Agent

1-25-07

Date

z:\jo\TwinLakePointeHomeowners' Association\Inc\Articles of Incorporation

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