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FLORIDA PROFIT/NON PROFIT CORPORATION

the hamlets of tavares homeowners' association, inc.

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April 11, 2007

FLORIDA DEPARTMENT OF STATE
Division of Corporations

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SUBJECT: THE HAMLETS OF TAVARES HOMEOWNERS' ASSOCIATION, INC.
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(6)
This Instrument prepared by:
Norman T. Roberts, Esq.
Norman T. Roberts, P.A.
50 West Mashta Drive, Ste. 4
Key Biscayne, FL 33149

ARTICLES OF INCORPORATION OF
THE HAMLETS OF TAVARES HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

ARTICLE I.

NAME

The name of the corporation is The Hamlets of Tavares Homeowners' Association, Inc. (hereinafter the "Association").

ARTICLE II.
NON-PROFIT

The Association is a nonprofit corporation.

ARTICLE III.
EXISTENCE AND 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 IV.
PURPOSE, POWERS, AND DUTIES

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residential lots and Common Property within a certain subdivided tract of real property known as The Hamlets of Tavares, and to promote the health, safety, and welfare of the residents within the above-described subdivision.

In furtherance of such purposes, the Association will:

- (a) Have the power to perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the subdivision and to be recorded in the public records of Lake County, Florida;
- (b) Have the power to affix, levy, and collect all charges and assessments pursuant to

the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the Association;

(c) Have the power to acquire by gift, purchase, or otherwise, own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Have the power to borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members or 100% of the Class B members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Have the power to dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of each class of members or 100% of Class B membership, agreeing to such dedication, sale, or transfer;

(f) Have the power to participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of each class of members or 100 % of Class B members; and

(g) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise..

(h) Have the duty to operate, maintain, and manage the surface water or stormwater management system(s) in a manner consistent with the St. John's River Water Management District permit no. 42-069-100838-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants, Conditions, Restrictions, and Easements which relate to the surface water or stormwater management system. The Association shall levy and collect adequate assessments against members of the Association for the cost of maintenance and operation of the surface water or stormwater management system.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

ARTICLE V. PRINCIPLE OFFICE AND INITIAL REGISTERED OFFICE

The street address of the Corporation's principal address is 50 West Mashta Drive, Ste. 4, Key Biscayne, Florida 33149.

The street address of the initial registered office of the Association is 50 West Mashta Drive, Ste. 4 Key Biscayne, Florida 33149, and the name of its initial registered agent at that address is Norman T. Roberts, P.A.

ARTICLE VI. MEMBERSHIP

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VII. VOTING

The Association will have two classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Class A members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member will be the declarant, as that term is defined in the Declaration. The declarant will be entitled to 10 votes for each lot owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

ARTICLE VIII. INITIAL BOARD OF DIRECTORS AND ELECTION OF FUTURE DIRECTORS

The number of directors constituting the initial board of directors of the Association is three, and the names and addresses of the persons who are to serve as the initial directors are:

Ilana Morrow 5900 Sterling Rd., #9B, Hollywood, FL 33021

Sandi Furstein 5900 Sterling Rd., #9B, Hollywood, FL 33021

Hope Stoller 5900 Sterling Rd., #9B, Hollywood, FL 33021

The method of electing and appointing the future directors is as stated in the bylaws.

**ARTICLE IX.
DISSOLUTION, LIQUIDATION, AND TERMINATION**

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes. 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 which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the St. John's River Water Management District prior to such termination, dissolution, or liquidation.

**ARTICLE X.
INCORPORATORS**

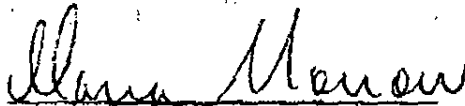
The name and street address of each incorporator is:

Ilana Morrow 5900 Sterling Rd., #9B, Hollywood, FL 33021

Sandi Furstein 5900 Sterling Rd., #9B, Hollywood, FL 33021

Hope Stoller 5900 Sterling Rd., #9B, Hollywood, FL 33021

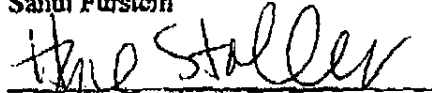
Executed at Hollywood, FL in Broward Cty on April 3rd, 2007.



Ilana Morrow



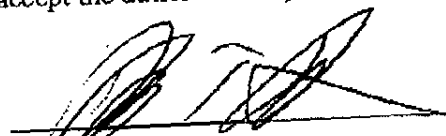
Sandi Furstein



Hope Stoller

ACCEPTANCE BY REGISTERED AGENT

I, Norman T. Roberts, am hereby familiar with and accept the duties and responsibilities as Registered Agent.


Norman T. Roberts

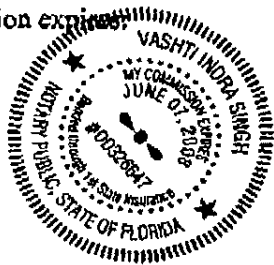
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State of Florida
County of Broward

I, Indra Singh, a notary public, certify that on March 27, 2007
Nana Morrow, Sandi Fursten and Hope Stoller, being first duly sworn, personally appeared
before me and declared that they are the persons who signed the foregoing document as
incorporators, and that the statements contained therein are true. All of the aforesaid persons are
personally known to me.

In witness, I have set my hand on the date first above-written. Notary Public in and for Broward
County, Florida.

My commission expires:



Notarial seal

Indra Singh
Notary Public, State of Florida

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