

04/19/2007

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BOOSE CASEY → #4213#43994#18502456804#

NO. 056 0001

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

Lakeside Villas Homeowners' Association, Inc.

Certificate of Status	0
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14:28

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Florida Dept of State



April 5, 2007

FLORIDA DEPARTMENT OF STATE
Division of Corporations

BOOSE, CASEY, CIKLIN, ET AL

SUBJECT: LAKESIDE VILLAS HOMEOWNERS' ASSOCIATION, INC.
REF: W07000016800

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

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Adding "of Florida" or "Florida" to the end of a name is not acceptable.

The document number of the name conflict is 742240, LAKESIDE VILLAS HOMEOWNERS ASSOCIATION, INC..

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6933.

P.O BOX 6327 - Tallahassee, Florida 32314

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FAX # : H07000087444
FLORIDA DEPARTMENT OF STATE
Division of Corporations
Document Number: 607A000023160

P.O BOX 6327 - Tallahassee, Florida 32314

**ARTICLES OF INCORPORATION OF
LAKESIDE VILLAS AT CHERRY ROAD HOMEOWNERS' ASSOCIATION, INC.**

(A Corporation Not-for-Profit under the Laws of the State of Florida)

ARTICLE I

Name

The name of the corporation shall be the Lakeside Villas at Cherry Road Homeowners' Association, Inc., hereinafter referred to as the "Association".

ARTICLE II

Principal Office

The principal place of business and mailing address of this corporation shall be 13205 U.S. Highway One, Suite 301, Juno Beach, Florida 33408.

ARTICLE III

Purpose

A. The purpose for which the Association is organized is to own, operate, maintain, preserve and improve, all without profit, the common area of Lakeside Villas, and to promote the health, safety, and social welfare of all of the members of the Association.

B. The Association shall make no distributions of income to its members, directors or officers.

ARTICLE IV

Powers

The general powers that the Association shall have are as follows:

A. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions of Lakeside Villas, as it may be amended from time to time, hereinafter called the "Declaration". The Articles of Incorporation, Bylaws, Rules and Regulations (collectively, the

"Documents") give the Association all of the powers and duties reasonably necessary to manage and operate the common areas pursuant to the Documents, including but not limited to the following:

1. To fix levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate property of the Association.
4. To reconstruct improvements after casualty.
5. To purchase and provide insurance pursuant to the terms of the Declaration.
6. To make and amend reasonable rules and regulations regarding the use of the Association property, including the common areas and townhouse units.
7. To contract for the management and maintenance of the Association property.
8. To employ personnel to perform the services required for the proper operation of the Association property.

B. In general, to have all powers conferred upon a corporation not-for-profit by the laws of the State of Florida, except as prohibited herein.

ARTICLE V Members

The members of the Association shall consist of all of the record fee simple owners of townhouse lots at Lakeside Villas. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Change of

membership in the Association shall be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing a record fee simple title to a townhouse lot in Lakeside Villas. Membership shall be appurtenant to and may not be separated from ownership of any townhouse lot.

ARTICLE VI **Directors**

A. The affairs of the Association shall be managed by a Board of Directors, consisting of not less than three (3) nor more than five (5) directors. All directors shall be members of the Association.

B. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

ARTICLE VII **Officers**

The affairs of the Association shall be administered by the officers of the Association, which shall be a President, a Vice President, a Secretary, a Treasurer and such other officers as the board may from time to time create. Any two or more offices cannot be held by the same person. Officers shall be elected by the Board of Directors at its organizational meeting, which is the first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

ARTICLE VIII **Indemnification**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to

which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer admits or is adjudged guilty of gross negligence or willful misconduct in the performance of his duties; provided the Board of Directors shall first determine whether such director or officer acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, and whether amounts for which a director or officer seeks indemnification were properly incurred.

ARTICLE IX
Corporate Existence

The Association shall have perpetual existence.

ARTICLE X
Bylaws

The Board of Directors shall adopt Bylaws consistent with these Articles. The Bylaws may be altered, amended or repealed in the manner provided by the Bylaws.

ARTICLE XI
Amendment of Articles of Incorporation

A resolution for the adoption of a proposed amendment to the Articles of Incorporation may be proposed by either the Board of Directors or by twenty-five percent (25%) of the voting members of the Association. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Adoption of a proposed amendment shall require the assent of the Board of Directors and the assent of fifty percent plus one (50% plus 1) of the votes of the entire membership of the Association.

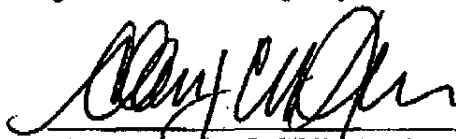
ARTICLE XII
Registered Agent and Office

The registered agent and office shall be Alan J. Ciklin, Esq., Casey Ciklin Lubitz Martens & O'Connell, 515 N. Flagler Drive, 17th Floor, West Palm Beach, Florida 33401.

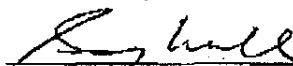
ARTICLE XII
Incorporator

The name and address of the incorporator is Gary Walk, Esq., Casey Ciklin Lubitz Martens & O'Connell, 515 N. Flagler Drive, 18th Floor, West Palm Beach, Florida 33401.

Having been named as registered agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



Signature - Alan J. Ciklin, Registered Agent
Date: April 12, 2007



Signature - Gary Walk, Incorporator
Date: April 12, 2007