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

FLORIDA PROFIT/NON PROFIT CORPORATION

ST. JAMES PLACE OF LAKE COUNTY HOMEOWNERS' ASSOCIATI

Certificate of Status	1
Certified Copy	1
Page Count	03
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Electronic Filing Menu

Corporate Filing Menu

Help

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**ARTICLES OF INCORPORATION
OF
ST. JAMES PLACE OF LAKE COUNTY
HOMEOWNERS' ASSOCIATION, INC.
(A Corporation not-for profit)**

ARTICLE I - NAME

The name of the corporation is ST. JAMES PLACE OF LAKE COUNTY HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II - PURPOSE AND POWERS

The general nature of the objectives and purposes of this corporation shall be to promote and encourage maintenance and welfare of the owners of the lots in ST. JAMES PLACE, a subdivision recorded in Plat Book ___, page(s) ___, Public Records of Lake County, Florida.

The Association shall operate, maintain and manage the designated surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. _____ requirements and applicable District rules, and shall assist in the enforcement of the Declarations of Covenants and Restrictions which relate to the surface water or storm water management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system, landscape easements, recreational areas and common areas and for the upkeep of the entrance sign or signs.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

ARTICLE III - MEMBERSHIP

The membership of this corporation shall be open to all owners of lots in St. James Place. Every person or entity that is a record owner of any lot shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the lot.

**ARTICLE IV - TERM OF EXISTENCE AND REGISTERED
AGENT AND OFFICE**

The 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.

The name and initial Registered Agent of this corporation and the street address of the initial Registered Agent of the corporation are as follows:

ROBERT M. SHAKAR

Street Address: 230 MOHAWK RD., CLERMONT, FL 34715

The principal office shall be 230 Mohawk Rd., Clermont, FL 34715

H07000192842 3

H07000192842 3

ARTICLE V - BOARD OF DIRECTORS

The Board of Directors shall manage the business affairs of this corporation. The manner of selection and number of directors shall be established in the By-laws but shall never be fewer than three (3) directors, or more than seven (7). The names of the persons who are to serve as the directors of the corporation until the first election are:

ROBERT M. SHAKAR	230 Mohawk Rd., Clermont, FL 34715
JOSEPH E. ZAGAME, JR.	230 Mohawk Rd., Clermont, FL 34715
STEVE BARR	230 Mohawk Rd., Clermont, FL 34715

ARTICLE VI - OFFICERS

The officers of the corporation shall be a President, Vice President, Secretary and Treasurer. The Secretary and Treasurer may be the same person. The President as required will appoint the initial Secretary and Treasurer. The name of the persons who are to serve as officers of the corporation until the first election are:

<u>Officer</u>	<u>Name</u>	<u>Address</u>
President	ROBERT M. SHAKAR	230 Mohawk Rd. Clermont, FL 34715
V. Pres.	JOSEPH E. ZAGAME, JR.	230 Mohawk Rd. Clermont, FL 34715
Secretary/ Treasurer	STEVE BARR	230 Mohawk Rd. Clermont, FL 34715

ARTICLE VII - SUBSCRIBERS

The names of the subscribers of these Articles are:

ROBERT M. SHAKAR	230 Mohawk Rd., Clermont, FL 34715
JOSEPH E. ZAGAME, JR.	230 Mohawk Rd., Clermont, FL 34715
STEVE BARR	230 Mohawk Rd., Clermont, FL 34715

ARTICLE VIII - BY-LAWS

The By-Laws of this corporation may be made, altered or rescinded by two-thirds (2/3) vote of the members present at any duly called meeting of the corporation. The corporation may establish quorum requirements in its By-Laws.

ARTICLE IX - AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the members present at any special meeting of this corporation duly called for that purpose.

H07000192842 3

H07000192842 3

ARTICLE X - ANNEXATION OF ADDITIONAL PROPERTIES

Annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendments of the Articles of Incorporation shall be allowed by the Developer as long as there is a class B Membership.

ARTICLE XI - 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 storm water management system must be transferred to and accepted by an entity, which would comply with Section 40C-42.27, F.A.C., and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII - DISTRIBUTION OF ASSETS UPON DISSOLVING

No person, firm or corporation shall ever receive any dividends or profits from the undertakings of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under the Internal Revenue Code, or to state or local government for a public purpose, and none of the assets will be distributed to any member officer, director or trustee of this corporation.

Robert M. Shakar
ROBERT M. SHAKAR

I hereby am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.

Robert M. Shakar
ROBERT M. SHAKAR, Registered Agent

STATE OF FLORIDA

ss:

COUNTY OF LAKE

BEFORE ME, a Notary Public duly authorized to take acknowledgments in the state and county set forth above, personally appeared ROBERT M. SHAKAR known to me to be the persons who executed the foregoing Article of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation. Said persons are personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affix my official seal in the state and county named above this 27th day of July, 2007.

[Signature]
Notary Public Brenda Caraballo
State of Florida

My commission expires:



B. Caraballo
My Commission 00871848
Expires December 01, 2007

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H07000192842 3