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(Requestor's Name)

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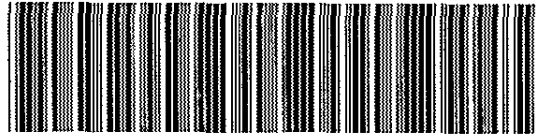
(Business Entity Name)

(Document Number)

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07 AUG 15 PM 12:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRS  
8/15

W07-38677

August 6, 2007

Department of State  
Division of Corporation  
P.O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Lake Marian Paradise Home Owners Association, Inc  
(Proposed Corporate Name)

Enclosed is an original and two (2) copies of the Articles of Incorporation and a check in the amount of \$87.50 for Filing Fee, Certified Copy and Certificate.

**FROM:** Richard Purvis  
539 Summerset Court  
Indian Harbour Beach, Florida 32937

**Phone:** 321-773-7264      Cell 321-960-6046



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

August 8, 2007

RICHARD PURVIS  
539 SUMMERSET COURT  
INDIAN HARBOUR BEACH, FL 32937

SUBJECT: LAKE MARIAN PARADISE HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W07000038677

We have received your document for LAKE MARIAN PARADISE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

Please return the corrected 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) 245-6879.

Ruby Dunlap  
Regulatory Specialist  
New Filing Section

Letter Number: 307A00048722

**FILED**

07 AUG 15 PM 12: 24

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**LAKE MARIAN PARADISE HOMEOWNERS ASSOCIATION, INC.**

A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

**ARTICLE I**

**NAME**

The name of this corporation is:

LAKE MARIAN PARADISE HOMEOWNERS ASSOCIATION, INC.

The principle office address is:

539 Summerset Court  
Indian Harbour Beach, FL 32937

**ARTICLE II**

**REGISTERED AGENT/OFFICE**

The name of the initial Registered Agent of this corporation at that address is:

Richard Purvis  
Board Member

The street address of the initial registered office of this corporation is:

539 Summerset Court  
Indian Harbour Beach, FL 32937

### **ARTICLE III**

#### **NON-STOCK BASIS**

This corporation shall be organized on a non-stock basis and shall not issue shares of stock.

### **Article IV**

#### **EXISTENCE**

The term of the corporation shall be perpetual.

### **ARTICLE V**

#### **MEMBERSHIP**

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

### **ARTICLE VI**

#### **PURPOSE AND POWERS**

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.
- B. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501(c) of the internal Revenue Code of 1954, as amended, or under any corresponding provisions of any subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the internal Revenue code, as amended.
- C. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.
- D. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.

- E. To convert the mobile home park, once acquired, to a condominium, a cooperative form, or other type of ownership. Upon acquisition of the property, the Association shall be the entity that creates a cooperative, offers cooperative units for sale or lease in the ordinary course of business, or, if the home owners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.
- F. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.
- G. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.
- H. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.
- I. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property
- J. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.
- K. To conduct Bingo games as provided in Chapter 849.093, Florida Statutes, or its successor statutes.

## **ARTICLE VII**

### **DIRECTORS**

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than (3) persons. The initial number of directors of the corporation shall be seven (7): provided however, that such number may be changed by a By-Law duly adopted.

The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the By-Laws.

The names and addresses of the initial Board of Directors of this corporation are:

| <u>NAME</u>    | <u>ADDRESS</u>                                     |
|----------------|--|
| Don Kaiser     | 3842 Newberry Way<br>St. Cloud, FL 34772           |
| Walter Hill    | 8566 Framewood Drive<br>Newburgh, IN 47630         |
| Delpha Wagner  | 313 North Mississippi St.<br>Bluegrass IA 52725    |
| Rose Stewart   | 901 Arnold Rd., Lot 27<br>Kenansville, FL 34739    |
| JoAnn Crissman | 721 Dubois Drive<br>Ft. Walton Beach, FL 32547     |
| Richard Purvis | 539 Summerset Ct<br>Indian Harbour Beach, FL 32937 |
| Ken Wagner     | 313 North Mississippi St.<br>Bluegrass, IA 52726   |

#### ARTICLE VIII

#### INCORPORATOR

The name and address of the incorporator signing these Articles of Incorporation is:

Richard Purvis  
539 Summerset Ct.  
Indian Harbour Beach, FL 32937

**ARTICLE IX**

**BY-LAWS**

The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

**ARTICLE X**

**AMENDMENT OF ARTICLES**

Amendments to these articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 6<sup>th</sup> day of August, 2007.

INCORPORATOR;

Richard Purvis  
Richard Purvis

**STATE OF FLORIDA  
COUNTY OF BREVARD**

BEFORE ME, the undersigned authority, personally appeared, Richard Purvis, to me known to be the person who executed the foregoing Articles of Incorporation and who acknowledged to and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6<sup>th</sup> day of August, 2007.

Lori Hill  
Signature of Notary Public

LORI J HILL  
Print or Type Name of Notary

My commission expires: 7-29-11





FILED

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ACCEPTANCE BY REGISTERED AGENT

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of Lake Marian Paradise Home Owners Association, Inc., which is contained in the foregoing Articles of Incorporation.

Dated this 13 day of August, 2007.

*Richard Purvis*

Richard Purvis  
Registered Agent

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared Richard Purvis, to me known to be the person who executed the foregoing Acceptance by Registered Agent and who acknowledged to and before me that he executed such instrument.

*FCDC app 12-25-10*

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13 day of August, 2007.

*David Hunsesser*  
Signature of Notary Public

Typed

