

ND8000001918

Lee Jay Colling Conversion

Services, Inc.

(Requestor's Name)

529 Versailles Drive,

(Address)

Suite 103

(Address)

Maitland FL 32751

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

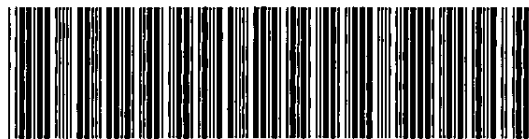
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

LEE JAY COLLING & ASSOCIATES, P.A.

ATTORNEYS AT LAW

LEE JAY COLLING *
ROBERT R. SAUNDERS

OF COUNSEL
A. J. STANTON, III

* ALSO ADMITTED IN MICHIGAN

MARTYN W. SIMPSON
FINANCIAL CONSULTANT

529 VERSAILLES DRIVE, SUITE 103
MAITLAND, FLORIDA 32751

TELEPHONE (407) 834-7500
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E-mail: LeeJayColling@email.com

PARALEGALS / LEGAL ASSISTANTS

NADINE S. COLLING
IRIS F. WALKER
MELISSA N. WALKER
BETH CARNES

February 21, 2008

Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

RE: ARTICLES OF INCORPORATION FOR
LEESBURG LAKESHORE
HOMEOWNERS ASSOCIATION, INC.

Dear Sir:

Enclosed herewith are the original Articles of Incorporation for Leesburg Lakeshore Homeowners Association, Inc., together with the additional copy and our Check No. 65434, in the amount of \$78.75.

Once the Articles have been filed, please return the conformed copy to our office.

Very truly yours,



Iris F. Walker

Legal Assistant to Lee Jay Colling

Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF**

**LEESBURG LAKESHORE 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:

**LEESBURG LAKESHORE HOMEOWNERS
ASSOCIATION, INC.
A Not-For-Profit Florida Corporation**

The principal office address is: 1208 Lee Street, Leesburg, FL 34748

ARTICLE II

REGISTERED AGENT/OFFICE

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

*529 Versailles Drive, Suite 103
Maitland, Florida 32751*

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

Lee Jay Colling, Attorney-at-Law

ARTICLE III

NON-STOCK BASIS

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

ARTICLE IV

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 V

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. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501© of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any present or subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.*
- B. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- C. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- D. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative units for sale or lease in the ordinary course of business, or, if the homeowners 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.*
- E. 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.*

- F. *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.*
- G. *To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- H. *To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*
- I. *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.*
- J. *To conduct Bingo games, as provided in Chapter 849.0931, Florida Statutes, or its successor statute.*
- K. *To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.*

ARTICLE VI

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 three (3) persons but no more than nine (9). The number of initial directors of the corporation shall be five (5); provided however, that such number may be changed by a By-Law duly adopted.

The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership held in January, 2008, at which time an election of directors shall be held for said directors. The manner in which the Directors shall be elected will be determined in the By-Laws.

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

NAME and ADDRESS

AMOS HAMMOND 1208 Lee Street, Lot 74, Leesburg, FL 34748

HARVEY COOPER 1208 Lee Street, Lot 142, Leesburg, FL 34748

ROBERT TURPIN 1208 Lee Street, Lot 162, Leesburg, FL 34748
CYNTHIA PIATT 1208 Lee Street, Lot 148, Leesburg, FL 34748
THOMAS WESTON 1208 Lee Street, Lot 145, Leesburg, FL 34748
ROSEMARY WALLACE 1208 Lee Street, Lot 135, Leesburg, FL 34748
DANIEL ZAZZYK 1208 Lee Street, Lot 79, Leesburg, FL 34748

ARTICLE VII

INCORPORATOR

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

*Lee Jay Colling
529 Versailles Drive, Suite 103
Maitland, Florida, 32751*

ARTICLE VIII

BY-LAWS

The initial By-Laws of this corporation shall be adopted by the Board of Directors at a special meeting of the Board of Directors. 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 IX

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.

ARTICLE X

DISSOLUTION OF THE CORPORATION

Dissolution of this corporation 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 21st day of February, 2008.

INCORPORATOR:

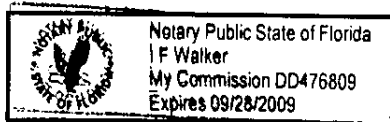
Lee Jay Colling
Lee Jay Colling

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

☐ Affiant is personally known to me.

SWORN TO and subscribed before me this 21st day of Feb., 2008.



F Walker
Signature of Notary Public
My commission expires:

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **LEESBURG LAKESHORE HOMEOWNERS ASSOCIATION, INC., A Not-For-Profit Florida Corporation**, which is contained in the foregoing Articles of Incorporation.

Dated this 21st day of February, 2008.

Lee Jay Colling
Lee Jay Colling
Registered Agent

FILED
08 FEB 25 PM 4:43
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☐ Affiant is personally known to me

SWORN TO and subscribed before me this 21st day of Feb., 2008.



Signature of Notary Public
My commission expires:

