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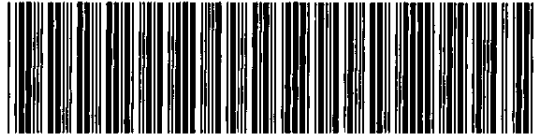
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2008 MAY -6 A 8:35

FILED

Richard E. Larsen**
Frank A. Ruggieri†
Thomas R. Slaten, Jr.†
John C. Palmerini**
Patryk Ozim
M. Florence King

†Shareholder

*Admitted in Florida and Illinois

**Admitted in Florida and
District of Columbia



LARSEN & ASSOCIATES, P.A.
Attorneys and Counselors at Law

Reply to:

ORLANDO OFFICE

55 East Pine Street
Orlando, Florida 32801
Telephone: 407.841.6555
Facsimile: 407.841.6686

JACKSONVILLE OFFICE

841 Prudential Drive, 12th Floor
Jacksonville, Florida 32207
Telephone: 904.371.1934
Facsimile: 904.371.1901

April 16, 2008

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

Re: **Articles Of Incorporation Of Enclave At Lake Irish Homeowners
Association, Inc.**

Dear Sir or Madam:

I am enclosing herewith an original Articles of Incorporation (and one copy) for the above-referenced corporation for filing. In addition, a check in the amount of \$70.00 is enclosed representing the following:

Filing fee:	\$ 35.00	\$35.00
Registered agent fee:	\$ 35.00	<u>\$35.00</u>
Total:		\$70.00

Upon filing, please return the copy of the Articles of Incorporation to the undersigned. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Pilar LaRue,
Legal Assistant

/pcl
Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 18, 2008

LARSEN & ASSOCIATES, P.A.
ATTN: PILAR LARUE
55 EAST PINE STREET
ORLANDO, FL 32801

SUBJECT: ENCLAVE AT LAKE IRISH HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W08000019859

We have received your document for ENCLAVE AT LAKE IRISH HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

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.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

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) 245-6933.

Dale White
Regulatory Specialist II
New Filing Section

Letter Number: 608A00023459

Prepared By and Return To:
PATRYK OZIM, ESQ.
LARSEN & ASSOCIATES, P.A.
55 East Pine Street
Orlando, FL 32801
(407) 841-6555

FILED

2008 MAY -6 A 8:35

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

ENCLAVE AT LAKE IRISH HOMEOWNERS ASSOCIATION, INC.

The undersigned individual, acting as Incorporator of a Corporation under §617.1007, Florida Statutes, adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

NAME: The name of the corporation is the **Enclave at Lake Irish Homeowners Association, Inc.**, hereafter referred to as the "Association." The principal address is 247 Maison Court, Altamonte Springs, Florida 32714.

ARTICLE II

PURPOSE AND POWERS: The Association is being established in connection with that certain residential real estate development commonly known as "Enclave at Lake Irish." The purpose for which the Association is organized is to provide an entity for the maintenance and preservation of the residential Lots, Common Areas, and such other areas located within Enclave at Lake Irish which will be made subject to a Declaration of Covenants and Restrictions ("Declaration"), or such other areas over which the Association may own or acquire easement or other rights which are outside the subdivision, and to maintain the Common Area and other areas including, but not limited to, landscape areas, signage, entrance ways, roads, open spaces, landscape buffer areas, lakes, water retention and management areas, active and passive recreation areas, drainage systems, conservation areas and conservation buffer.

The Association is organized and shall exist as a Corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any Member, Director or Officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as limited or modified by these Articles of Incorporation, the Declaration or Chapter 617 and Chapter 720, Florida Statutes, as it may hereafter be amended, including, but not limited to, the following:

- (A) To make and collect Assessments against Members of the Association to defray the costs, expenses and losses of the Enclave at Lake Irish Homeowners Association, Inc., and to use the proceeds of Assessments in the exercise of its powers and duties.

- (B) To protect, maintain, repair, replace and operate the Common Areas.
- (C) To purchase insurance upon the Association property for the protection of the Association and its Members.
- (D) To reconstruct improvements after casualty and to make further improvements of the property.
- (E) To make, amend and enforce reasonable Rules and Regulations governing the use of the Common Areas, Lots and the operation of the Association.
- (F) To approve or disapprove the transfer of ownership, leasing and occupancy of Lots, as provided by the Declaration.
- (G) To enforce the provisions of the Declaration, these Articles of Incorporation, and the By-Laws and any Rules and Regulations of the Association.
- (H) To contract for the management and maintenance of Common Areas to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the Membership of the Association.
- (I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Association.
- (J) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real and personal property in connection with the affairs of the Association.
- (K) To borrow or raise money for any of the purposes of the Association, and from time to time without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, any mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association, whether at the time owned or thereafter acquired.
- (L) To operate, maintain and manage the Surface Water or Stormwater Management System(s) in a manner consistent with the St. Johns River Water Management District permit no. 40-117-99246-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions 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 costs of maintenance and operation of the Surface Water or Stormwater Management System.

All funds and the title to all property acquired by the Association shall be held for the benefit of the Members in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

ARTICLE III

MEMBERSHIP: Every Owner, including the Declarant shall be a Member of the Association, and by acceptance of a deed or other instrument evidencing ownership interest, each Owner accepts Membership in the Association, acknowledges the authority of the Association as herein stated, and agrees to abide by and be bound by the provisions of the Declaration, the Articles of Incorporation, the By-Laws and other Rules and Regulations of the Association. In addition to the foregoing, the family guests, invitees and tenants of said Owners shall, while in or on the Property, shall abide and be bound by the provisions of this Declaration, the Articles of Incorporation, the By-Laws and other Rules and Regulations of the Association.

VOTING RIGHTS: The Association shall have two (2) classes of voting Membership as follows:

Class A. Class A Members shall be all Owners, with the exception of Declarant and any builder, for so long as Declarant retains Class B voting rights. Each Class A Member shall have one (1) vote for each Lot owned by that Member.

Class B. The Class B Member shall be the Declarant, or its specifically designated (in writing) successor. The Class B Member shall be allocated a number of votes equal to three (3) votes for each Lot owned by it. The Class B Member shall be entitled to cast all of its votes in any vote or election held by the Association. Declarant shall retain its Class B voting status and rights for any Lots transferred to a Builder as defined herein. In such case, Declarant's Class B votes shall not be converted to Class A until such time as title is transferred from the Builder to a Non-Builder Owner. Class B Membership shall cease and become converted to Class A Membership upon turnover of the Association as set forth in the Declaration.

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 Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 4DC-12.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IV

TERM: The term of the Association shall be perpetual.

ARTICLE V

BY-LAWS: The By-Laws of the Association may be altered, amended, or rescinded in the manner provided therein.

ARTICLE VI

DIRECTORS AND OFFICERS:

- (A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors. Directors must be Members of the Association unless appointed by the Declarant.
- (B) Directors of the Association shall be elected by the Members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.
- (C) The business of the Association shall be conducted by the Officers designated in the By-Laws. The Officers shall be elected each year by the Board of Directors at its first meeting after the Annual Meeting of the Members of the Association, and they shall serve the pleasure of the Board.

ARTICLE VII

AMENDMENTS: Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

- (A) Proposal. Amendments to these Articles of Incorporation may be proposed by a majority of the Board.
- (B) Procedure. Upon any Amendment or Amendments to these Articles of Incorporation being proposed by said Board, such proposed Amendment or Amendments shall be submitted to a vote of the Members not later than the next Annual Meeting for which proper notice can be given.
- (C) Vote Required. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interests at any Annual or Special Meeting, provided that notice of any proposed Amendment has been given to the Members of the Association, and that the notice contains a fair statement of the proposed Amendment.
- (D) Effective Date. 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. An Amendment shall become effective upon filing with the Secretary of State.
- (E) Declarant Amendment. As long as there remains a Class B Membership, the Declarant will have the right to amend these Articles of Incorporation without obtaining the consent of the Association=s Membership. As long as there remains a Class B Membership, no Amendment to these Articles of Incorporation shall be effective without the written consent of the Declarant.

remains a Class B Membership, no Amendment to these Articles of Incorporation shall be effective without the written consent of the Declarant.

ARTICLE VIII

REGISTERED AGENT:

The registered office of the Association shall be at:

247 Maison Court
Altamonte Springs, FL 32714

The registered agent at said address shall be:

Horacio Gonzalez

ARTICLE IX

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every Officer of the Association against all expenses and liabilities, including attorneys' fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or Officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

- (A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.
- (B) A violation of criminal law, unless the Director or Officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
- (C) A transaction from which the Director or Officer derived an improper personal benefit.
- (D) Wrongful conduct by Directors or Officers appointed by the Declarant, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or Officer may be entitled.

IN WITNESS WHEREOF, the Incorporator, being the undersigned individual, has hereunto affixed his/her signature on the date set forth below.

By: ~~Horacio Gonzalez~~, Incorporator

Signature: _____

Dated: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 14th day of APRIL, 2008 by Horacio Gonzalez, who is personally known to me or produced identification (type of identification produced) _____.



Graciela Blanco
Printed Name: ~~Graciela Blanco~~
Notary Public - State of Florida
My Commission Expires: APRIL 5, 2008
Commission No.: DD415143

Having been named to accept service of process for the above stated Corporation, at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 617.0505 Florida Statutes.

REGISTERED AGENT

Horacio Gonzalez

FILED
2008 MAY -6 A 8:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA