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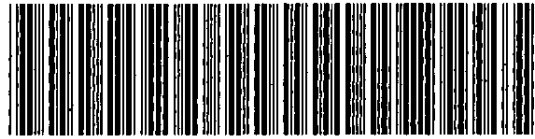
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# PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

WINTER HAVEN  
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P.O. Box 1079  
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Lake Wales  
July 29, 2008

Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, FL 32314

Re: Camp Mack's River Resort Condominium Association, Inc.

Gentlemen:

Enclosed for filing is the original and one copy of the Articles of Incorporation for the above named proposed Florida corporation not for profit. Also enclosed is this firm's check, in the amount of \$78.75, representing payment of the following fees: file Articles of Incorporation - \$35.00; registered agent fee - \$35.00; and certified copy fee - \$8.75 (for first 8 pages - \$1/page thereafter).

Upon approval and filing of these articles, please furnish a certified copy to the attention of:

Jacob C. Dykxhoorn  
Peterson & Myers, P.A.  
P.O. Box 1079  
Lake Wales, FL 33859-1079

If anything further is required, please call me. Thank you for your assistance in this matter.

Sincerely,

PETERSON & MYERS, P.A.



Jacob C. Dykxhoorn

JCD/bv  
Enclosures

J. HARDIN PETERSON, SR.  
(1894-1978)

MICHAEL W. CREWS  
(1941-1991)

M. DAVID ALEXANDER, III  
JOHN B. ALLEN  
PHILIP O. ALLEN  
BRENDA L. APPELDORN  
KEVIN A. ASHLEY  
JACK P. BRANDON  
JOSHUA K. BROWN  
PHILIP H. BUSH

DEBRA L. CLINE  
CLINTON A. CURTIS  
JACOB C. DYKXHOORN  
DAVID G. FISHER  
MICHAEL T. GALLAHER  
JOHN R. GRIFFITH  
DAVID E. GRISHAM  
JONN D. HOPPE

DENNIS P. JOHNSON  
TIMOTHY E. KILEY  
KEVIN C. KNOWLTON  
ALEXANDER F. KOSKEY, III  
DOUGLAS A. LOCKWOOD, III  
BRIAN K. MATHIS  
CORNEAL B. MYERS  
E. BLAKE PAUL

ROBERT E. PUTERBAUGH  
THOMAS B. PUTNAM, JR.  
DEBORAH A. RUSTER  
STEPHEN R. SENN  
ANDREA TEVES SMITH  
KEITH H. WADSWORTH  
KERRY M. WILSON  
RYAN W. ZIKA

THOMAS E. BAYNES, JR.  
OF COUNSEL



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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
CAMP MACK'S RIVER RESORT CONDOMINIUM ASSOCIATION, INC.  
(a nonprofit corporation)

The undersigned, for the purpose of forming a corporation not for profit under the provisions of the Florida Not For Profit Corporation Act (Chapter 617 of the Florida Statutes), do hereby adopt the following Articles of Incorporation.

ARTICLE I  
GENERAL

1.1 **Name:** The name of this corporation is **Camp Mack's River Resort Condominium Association, Inc.** (hereinafter the "Association").

1.2 **Principal Office:** The street address of the Association's initial principal office is **14900 Camp Mack Road, Lake Wales, FL 33898**. The Association's initial mailing address is the same.

1.3 **Initial Registered Office and Agent:** The street address of the Association's initial registered office is **14900 Camp Mack Road, Lake Wales, FL 33898**, and the name of its initial registered agent at that office is **Robert E. Eddy**.

1.4 **Duration:** This Association shall have perpetual existence, unless dissolved according to law. The corporate existence shall begin with the date and time of the filing of these Articles of Incorporation with the Florida Department of State.

ARTICLE II  
PURPOSES AND POWERS

2.1 **Purposes:** The Association is formed and organized for the general purpose of establishing a condominium association under Chapter 718 of the Florida Statutes (the "Condominium Act"). The Association shall be responsible for the operation of the condominium located in **Polk County, Florida**, and known as **Camp Mack's River Resort Condominium** (the "Condominium"), to be created under the Declaration of Condominium therefor (the "Declaration"). The Condominium is being developed by **Ed-Far, Inc., a Florida corporation** (the "Developer"). The Association shall perform the acts and duties incident to the operation of the Condominium in accordance with the provisions of the Condominium Act, the Declaration, these Articles of Incorporation, and the Bylaws of the Association ("Bylaws").

2.2 **Powers:** The Association shall have all of the powers and duties set forth in the Condominium Act and, except as expressly limited or restricted in the Condominium Act, those set forth in the Declaration, these Articles of Incorporation, and the Bylaws. The Association shall also have all of the rights, privileges and powers now or hereafter available to corporations not for profit under the laws of the State of Florida, which are not in conflict with the Condominium Act or the terms of the Declaration, these Articles of Incorporation, or the Bylaws.

### ARTICLE III NONPROFIT STATUS

3.1 This Association is organized and incorporated as a corporation not for profit under the provisions of the Florida Not For Profit Corporation Act and it shall not exist or be operated for the purpose of pecuniary profit.

3.2 The Association shall not pay any dividends. No part of the net income or profit of the Association shall inure to the benefit of, or be distributed to, any Member, director, or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount to its Members, directors, and officers for services rendered to the Association, may reimburse its Members, directors, and officers for reasonable expenses incurred for or on the behalf of the Association, may confer benefits upon its Members in conformity with its purposes, may make rebates of excess membership dues, fees or assessments, and, upon dissolution or final liquidation, may make distributions to its Members as permitted by the Florida Not Profit Corporation Act.

### ARTICLE IV MEMBERSHIP AND VOTING RIGHTS

4.1 **Qualification of Members:** Each Unit (as defined in the Declaration) within the Condominium shall have appurtenant thereto one membership in the Association, which membership shall be held collectively by the Unit Owners of such Unit. Each Unit Owner shall be required to be a Member of the Association; no other person or entity shall be a Member except the Developer. Prior to the recording of the Declaration in the public records of Polk County, Florida, the Developer shall be the sole Member of the Association.

4.2 **"Unit Owner" or "Owner"** means a person or entity who has an Ownership Interest in a Unit. "Unit Owner" or "Owner" shall be synonymous with "Member".

4.3 **"Ownership Interest"** means, and shall be limited to, a vested, present possessory interest in a Unit, which interest is either a life estate interest or a fee interest and which is evidenced by a written instrument recorded in the public records of Polk County, Florida.

4.4 **Manner of Admission:** A Unit Owner shall automatically become a Member of the Association upon the recording in the public records of Polk County, Florida, of a deed or other instrument evidencing such Owner's Ownership Interest in a Unit; however, such Owner's membership rights and privileges shall be suspended until: (a) a copy of the recorded deed or other instrument evidencing such Owner's Ownership Interest is delivered to the Association; and (b) the Association approves such Owner's acquisition of the Ownership Interest, if such approval is required, as set forth in the Declaration. Upon the acquisition of an Ownership Interest in a Unit, the new Owner shall promptly deliver to the Association a copy of the recorded instrument evidencing his Ownership Interest in the Unit.

4.5 **Classes of Membership:** The Association shall have one class of membership.

4.6 **Voting Rights:** Each Unit shall be entitled to cast one, and only one, full vote on each matter voted upon by the Members, which vote shall be exercised or cast by the Owners of the Unit in the manner provided in the Bylaws of the Association. In no event shall more than one vote be cast with respect to any one Unit on any one matter voted upon by the Members. The vote of a Unit is not divisible and no fractional vote shall be cast.

4.7 **Transferability of Membership:** Membership in the Association may be transferred only as an incident to the transfer of the Owner's Ownership Interest in his Unit. Membership in the Association shall be appurtenant to and may not be separated or severed from the ownership of the Unit to which it is appurtenant.

4.8 **Termination of Membership:** A person's or entity's membership in the Association shall automatically terminate when such person or entity ceases to be an Owner of a Unit within the Condominium. All the rights and privileges of a Member shall cease on termination of his membership.

4.9 **No Membership or Stock Certificates:** The Association is organized upon a non-certificate basis and it shall not issue shares of stock or certificates of membership.

4.10 **Termination of Condominium:** In the event of termination of the Condominium, the Members of the Association shall be the persons or entities who were the Owners of the Units in the Condominium at the time of the termination, or their successors and assigns.

## ARTICLE V **BOARD OF DIRECTORS**

5.1 **Management of the Association by the Board of Directors:** All corporate powers shall be exercised by, or under the authority of, and the business and affairs of the Association shall be managed under the direction of, the Board of Directors of the Association.

5.2 **Number of Directors:** The number of directors constituting the initial Board of Directors of the Association shall be **three (3)**, who shall be selected by the Developer. When Members other than the Developer are entitled to elect a majority of the directors according to the Condominium Act, the Board shall be composed of any odd number of directors that the Members may decide from time to time in accordance with the Bylaws. The number of directors, however, shall never be less than **three (3)**.

5.3 **Initial Directors:** The name and address of each person who shall serve as a member of the initial Board of Directors are as follows:

**Robert E. Eddy**  
**14900 Camp Mack Road**  
**Lake Wales, FL 33898**

**Billy W. Farris**  
**14900 Camp Mack Road**  
**Lake Wales, FL 33898**

**Debbie Farris**  
**14900 Camp Mack Road**  
**Lake Wales, FL 33898**

5.4 **Election or Appointment of Directors:** The first election of directors shall not be held until Unit Owners other than the Developer shall be entitled to elect at least one director pursuant to the provisions of the Condominium Act. Any vacancy on the board occurring before this first election shall be filled by the Developer. Subsequent to the first election of directors, the directors entitled to be elected by Unit Owners other than the Developer shall be elected at the annual meeting of Members and shall hold office in the manner and for the term as provided in the Bylaws. Until the Developer transfers control of the Association to the non-Developer Unit Owners, the Developer shall be entitled to appoint and remove all directors except those elected by the non-Developer Unit Owners.

## ARTICLE VI **OFFICERS**

6.1 **Officers:** The officers of the Association shall consist of a president, a vice president, a treasurer, a secretary, and such other officers as may be authorized by the Bylaws. The officers shall be elected as set forth in the Bylaws, and each officer shall serve until his or her successor is elected and qualified, or until his earlier resignation, removal from office, or death. The officers shall have the duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

6.2 **Initial Officers:** The names of the persons who shall serve as the initial officers of the Association, until the first election of officers, are as follows:

President:	Billy W. Farris
Vice President:	Robert E. Eddy
Secretary:	Robert E. Eddy
Treasurer:	Billy W. Farris

## ARTICLE VII MISCELLANEOUS

7.1 **Bylaws:** The initial Bylaws for the Association shall be made and adopted by the Board of Directors of the Association. Thereafter, the power to alter, amend, or repeal any bylaw, or adopt new bylaws, shall be vested in the Board of Directors and Members, in accordance with the Bylaws and the Florida Statutes, as they may be amended from time to time.

7.2 **Amendment of Articles of Incorporation:** The Association reserves the right to amend these Articles of Incorporation, from time to time, in any and as many respects as may be desired, in accordance with the manners and procedures set forth in the Declaration and the Florida Not For Profit Corporation Act, or any successor thereto.

7.3 **Definition of Capitalized Terms:** Capitalized terms not otherwise defined in these Articles of Incorporation shall have the definitions and meanings given to such terms in the Declaration and Bylaws.

In witness whereof, the undersigned, being the incorporator of this Association, for the purpose of forming this corporation not for profit under the laws of the State of Florida, has executed these Articles of Incorporation this July 29, 2008.

Signed, sealed and delivered  
in the presence of:

Ed-Far, Inc., a Florida corporation  
14900 Camp Mack Road  
Lake Wales, FL 33898

By: Robert E. Eddy  
Robert E. Eddy, as president

Jacob C. Dykxhoorn  
Print Name → Jacob C. Dykxhoorn

Mary Beth McGill  
Print Name → Mary Beth McGill

State of Florida

County of Polk

The foregoing Articles of Incorporation were acknowledged before me this July 29, 2008, by **Robert E. Eddy, as president of Ed-Far, Inc., a Florida corporation**, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

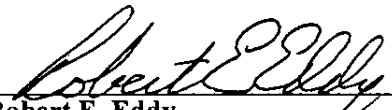


Jacob C. Dykxhoorn  
Notary Public  
Print Name: Jacob C. Dykxhoorn  
My commission expires: 6-25-2012

### ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above named corporation, at the place designated, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I state that I am familiar with, and accept, the obligations of my position as registered agent.

Dated: 7-29, 2008

  
Robert E. Eddy

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