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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

DEC -2 2008  
D. A. WHITE

## TRANSMITTAL LETTER

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

**SUBJECT: ORANGE ACRES RANCH RENTERS' ASSOCIATION, INC.,**  
**(PROPOSED CORPORATE NAME-MUST INCLUDE SUFFIX)**

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for:

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: LEE JAY COLLING & ASSOCIATES, P.A.  
Name (Printed or typed)

529 VERSAILLES DRIVE, SUITE 103  
Address

MAITLAND, FL 32751  
City, State & Zip

(407) 834-7500  
Daytime Telephone Number

**Note: Please provide the original and one copy of the articles**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**ORANGE ACRES RANCH RENTERS' 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:*

**ORANGE ACRES RANCH RENTERS' ASSOCIATION, INC.**

*The principal office address is: 5130 ABC Road, Lot #15  
Lake Wales, FL 33859*

**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 Orange Acres Ranch Mobile Home Park ("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( c) 3 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 849.093, 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 the third week in January, 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**

*Mike Sweeney  
5130 ABC Road, Lot 15  
Lake Wales, FL 33859*

*President*

*Janice Ring  
5130 ABC Road, Lot 111  
Lake Wales, FL 33859*

*Secretary*

*David Wassenberg  
5130 ABC Road, Lot 78  
Lake Wales, FL 33859*

*Treasurer*

*Garnett (Jack) Riddler  
5130 ABC Road, Lot 123  
Lake Wales, FL 33859*

*Director*

*Kathy Becraft  
5130 ABC Road, Lot 79  
Lake Wales, FL 33859*

*Director*

## **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.*

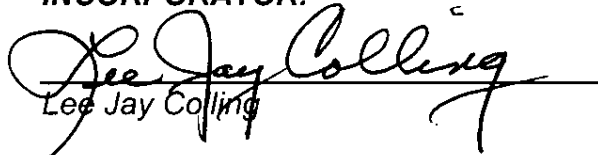
## ARTICLE X

### 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 26<sup>th</sup> day of November, 2008.*

**INCORPORATOR:**


  
Lee Jay Colling

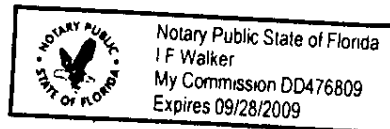
**STATE OF FLORIDA  
COUNTY OF ORANGE**

*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 26<sup>th</sup> day of November, 2008.*

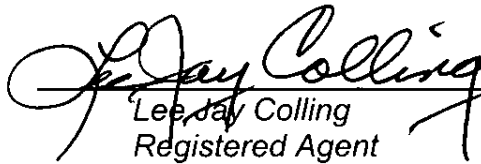
  
\_\_\_\_\_  
Signature of Notary Public  
My commission expires:



**ACCEPTANCE BY REGISTERED AGENT**

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **ORANGE ACRES RANCH RENTERS' ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 26<sup>th</sup> day of November, 2008.


  
Lee Jay Colling  
Registered Agent

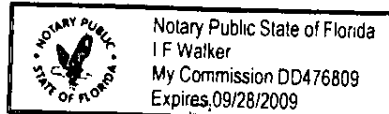
**STATE OF FLORIDA  
COUNTY OF ORANGE**

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 26<sup>th</sup> day of November, 2008.

  
\_\_\_\_\_  
Signature of Notary Public  
My commission expires:



**FILED**  
2008 DEC - 1 P 1:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA