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2009 APR -6 P 3:22  
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TALLAHASSEE, FLORIDA

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SWAINE & HARRIS, P. A.

ATTORNEYS AT LAW

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J. MICHAEL SWAINE  
KIMBERLY L. SAPP  
ROBERT S. SWAINE  
SCOTT R. LECONY  
THOMAS J. WOHL

PLEASE REPLY TO:  
LAKE PLACID  
SEBRING



April 2, 2009

425 SOUTH COMMERCE AVENUE  
SEBRING, FL 33870-3702  
(863) 385-1549  
FAX: (863) 471-0008

401 DAL HALL BLVD.  
LAKE PLACID, FL 33852-6561  
(863) 465-2811  
FAX: (863) 465-6999

[www.heartlandlaw.com](http://www.heartlandlaw.com)

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

Re: Paradise Village of Lake Placid Homeowners Association, Inc.

Gentlemen:

Enclosed are the original and one copy of the proposed Articles of Incorporation for Paradise Village of Lake Placid Homeowners Association, Inc., a Florida non-profit corporation. Please approve and file the original, file stamp the copy and return it to us along with the charter number.

Also enclosed is a check for your charges as follows:

Filing fee for Articles of Incorporation	\$ 35.00
Filing Registered Agent's Certificate	<u>35.00</u>
<b>Total</b>	<b><u>\$ 70.00</u></b>

If you have any questions or if anything further is required, please contact me.

Sincerely,

J. Michael Swaine

JMS/tw

Enc.

xc: John Riley

**ARTICLES OF INCORPORATION  
OF  
PARADISE VILLAGE OF LAKE PLACID HOMEOWNERS ASSOCIATION, INC.**

(a non-profit corporation)

**FILED**  
2009 APR -6 P. 3: 22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, having the written consent of in excess of two-thirds of the mobile home owners in the park, hereby forms a non-profit corporation under the laws of the State of Florida.

**ARTICLE I. NAME**

The name of this corporation is:

**PARADISE VILLAGE OF LAKE PLACID HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE II. PURPOSES AND POWERS**

The purposes and powers of the non-profit corporation are:

(A) To represent its members in dealing with the owner of PARADISE VILLAGE OF LAKE PLACID and to exercise all of the rights provided in Florida Statute 723;

(B) To negotiate for, acquire, and operate PARADISE VILLAGE OF LAKE PLACID mobile home park in Highlands County, Florida, on behalf of the mobile home owners and to convert PARADISE VILLAGE OF LAKE PLACID mobile home park once acquired to a condominium, a cooperative or a subdivision form of ownership, or another type of ownership;

(C) To establish rules and regulations and collect assessments from members for maintenance, management and other matters, in accordance with the terms of these articles of incorporation and the by-laws of this corporation;

(D) To own, convey, rent, lease, operate and maintain sufficient real and personal property to carry out the purposes hereinabove expressed;

(E) To receive donations, gifts, or bequests of money or other property, and to accept the same, subject to such conditions or trusts as may be attached thereto, and to obligate itself to perform and execute, and to perform and execute any and all such conditions or trusts;

(F) To contract debts and to borrow money, to issue, sell and pledge bonds, debentures, notes and other evidences of indebtedness;

(G) To sue and be sued;

(H) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes or powers set forth in this article, and to do all other things incidental thereto or connected therewith, which are not forbidden by law or these articles of incorporation;

(I) To carry out any of the purposes or powers set forth in this article in any state, territory, district, or possession of the United States of America, or in any foreign country, to the extent that such purposes are not forbidden by the law of such place; and

(J) The purposes or powers set forth in this article are not in limitation of the general powers conferred by the non-profit corporation law nor the rights and powers under the mobile home park lot tenancies laws of the State of Florida.

### **ARTICLE III. MEMBERS**

The owners of all mobile homes in PARADISE VILLAGE OF LAKE PLACID shall be members of the corporation and no other persons or entities shall be entitled to membership. The interest of a member in the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his mobile home. The funds and assets of the corporation shall belong solely to the corporation subject to the limitation that the same be expended, held or used for the benefit of the Membership and for the purposes authorized herein and in the by-laws which may be hereafter adopted.

### **ARTICLE IV. TERM OF EXISTENCE**

The corporation is to exist perpetually and be effective as of the date of filing of these Articles.

### **ARTICLE V. ADDRESS**

The street address of the principal office of the corporation is 27 Horseshoe Lane, Lake Placid, FL 33852. The Board of Directors may from time to time move the principal office to any other address in Highlands County, Florida.

### **ARTICLE VI. OFFICERS**

The affairs of the corporation are to be managed by a President, Vice President, Secretary and Treasurer and such other officers as may be provided in the by-laws, who shall be elected by the Board of Directors at the first Director's meeting after the annual meeting of the members. Officers who are to serve until the next election of officers are:

NAME:

OFFICE:

John Riley  
Lynn Pingel  
Audrey Hix  
Audrey Hix

President  
Vice President  
Secretary  
Treasurer

## **ARTICLE VII. DIRECTORS**

The corporation shall initially be managed by a board of seven directors, but never less than five directors. The Directors who are to serve until the first election of directors are:

John Riley  
23 Paradise Hill Dr.  
Lake Placid, FL 33852

Lynn Pingel  
15 Paradise Hill Dr.  
Lake Placid, FL 33852

Audrey Hix  
27 Horseshoe Lane  
Lake Placid, FL 33852

Roy Fowler  
23 Jackson Parkway  
Lake Placid, FL 33852

K. G. Raub, Sr.  
12 Paradise Hill Dr.  
Lake Placid, FL 33852

Douglas Palmer  
38 Paradise Lake Drive  
Lake Placid, FL 33852

Sandra Prunty  
14 Horseshoe Lane  
Lake Placid, FL 33852

The Directors shall be elected by the method stated in the bylaws of this corporation.

## **ARTICLE VIII. SUBSCRIBER**

The name and street address of the subscriber to these Articles of Incorporation is:

John Riley  
23 Paradise Hill Drive  
Lake Placid, FL 33852

## **ARTICLE IX. INDEMNIFICATION OF OFFICERS AND DIRECTORS**

The corporation shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he or may be made a party by reason of his or her having been a Director or Officer of the corporation, including reasonable attorney fees, except as to matter wherein he or she shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

## **ARTICLE X. TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED**

No contract or transaction between the corporation and one (1) or more of its Directors or Officers, or between the corporation and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this corporation shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which

authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the corporation shall incur liability by reason of the fact that said Director or Officer may be interested in any such contractor or transaction. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

#### **ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION AND BY-LAWS**

The corporation reserves the right to amend, alter, change or appeal any provision contained in these articles of incorporation in the manner now or hereafter prescribed by law. Each amendment submitted to the members for approval must be approved by majority of the members entitled to vote thereon.

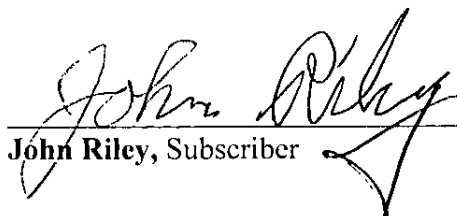
#### **ARTICLE XII. NON-PROFIT CHARACTER**

This corporation is one which does not contemplate pecuniary gain or profit to the members, directors or officers. Upon dissolution of the corporation all corporate assets remaining after payment of all liabilities shall be distributed to charitable, religious, scientific, literary or educational organizations. The private property of the members shall not be subject to the payment of corporate debts of the corporation; provided that this provision shall not in any manner limit the obligation of each member unto the corporation as set forth and contained in the Articles of Incorporation and the By-Laws which may be hereafter adopted; or limit the right of the corporation to levy and assess members for their proportionate share of the expenses of the corporation, and to enforce collection of such assessments in such manner as may be reserved to the corporation in the Articles and said By-Laws.

#### **ARTICLE XIII. REGISTERED OFFICE AND REGISTERED AGENT**

The corporation hereby designates as its registered office 27 Horseshoe Lane, Lake Placid, FL 33852, and its registered agent, **Audrey Hix**, who is located at the same address for service of process.

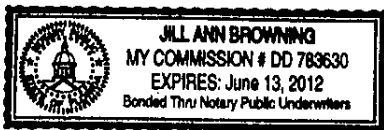
**IN WITNESS WHEREOF**, I, the undersigned subscriber, have hereunto set my hand and seal this 1<sup>st</sup> day of April, 2009, for the purpose of forming this non-profit corporation under the laws of the State of Florida, and I hereby make and file in the office of the Secretary of State of the State of Florida, these Articles of Incorporation, and certify that the facts herein stated are true.

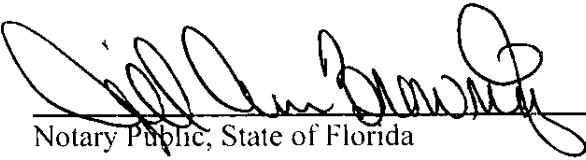
  
\_\_\_\_\_  
**John Riley, Subscriber**

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

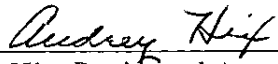
I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **John Riley**, to me known to be the person described as subscriber in or who produced FL Drivers License as identification and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

April WITNESS my hand and official seal in the state and county named above this 1<sup>st</sup> day of April, 2009.



  
Notary Public, State of Florida  
Printed Name: \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(affix notarial seal)

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.

  
Audrey Hix, Registered Agent

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2009 APR -6 P 3:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA