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FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 17, 2008

ALLAN L. CASEY
PO BOX 7146
WINTER HAVEN, FL 33883-7146

SUBJECT: LYCHEE DRIVE HOMEOWNER'S ASSOCIATION, INC.
Ref. Number: W08000043262

We have received your document for LYCHEE DRIVE HOMEOWNER'S ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

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.

If you have any further questions concerning your document, please call (850) 245-6062.

Eula Peterson
Regulatory Specialist II
New Filing Section

Letter Number: 208A00050557

Law Offices

ALLAN L. CASEY

P.O. Box 7146

Winter Haven, Florida 33883-7146

863-294-4468

FAX 863-294-3947

ALLAN L. CASEY
DANIEL P. ROONEY

395 Avenue C, N.W.
Winter Haven, Florida 33881

October 20, 2009

Ms. Eula Peterson
Regulatory Specialist II
New Filing Section
Florida Department of State
Division of Corporations

Re: Lychee Drive Homeowner's Association, Inc.
Ref. Number: W08000043262

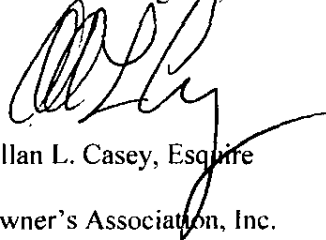
Dear Ms. Peterson:

I am returning herewith the Article of Incorporation for Lychee Drive Homeowner's Association, Inc. which I originally filed with your office back in September of 2008. Please be advised that the address shown as the principal office of the corporation of 7 Lychee Drive, Winter Haven, Florida 33881 is a street address and not a P.O. Box address. Also, I have added a statement in Article VII which states that the Directors shall be elected as provided for in the Corporation's By-Laws. The document has been re-executed by my client.

I previously forwarded to you my check #24129 in the amount of \$78.75 which covered the cost of filing the enclosed Articles and a certified copy of same. This check was deposited by your office.

Please file the enclosed Articles and return the certified copy to my office at your earliest convenience.

With kindest regards,



Allan L. Casey, Esquire

ALC/gfs

cc: Georgia Steadman - Lychee Drive Homeowner's Association, Inc.

ARTICLES OF INCORPORATION
OF LYCHEE DRIVE HOMEOWNER'S ASSOCIATION, INC.
A NON-PROFIT CORPORATION

WE, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

Article I.

The name of the corporation is Lychee Drive Homeowner's Association, Inc. (hereinafter the "Association").

Article II.

The association is a nonprofit corporation.

Article III.

The period of its duration is perpetual.

Article IV.

The Association is formed for the purposes of providing for the maintenance, preservation and supervision of the residence lots and common area within a certain subdivided tract of real property and to promote the health, safety, and welfare of the residents within the subdivided trust and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose. The subdivided tract of property is described as follows:

Residence Lots refers to each plot of land as described on Schedule "A" attached hereto and by reference made a part hereof.

Common Area refers to all real property owned by the Association as described on Schedule "B" attached hereto and by reference made a part hereof and shall include, but not be limited to, the subdivision roadway; septic tank and drain field; rental house; storage sheds; and lakefront property.

The property described on Schedules "A" and "B" hereinafter being referred to collectively as the subdivision.

In furtherance of such purposes, the Association shall have the power to:

- (a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the subdivision to be recorded in the public records of Polk County, Florida;
- (b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to

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the conduct of the business of the association, including all licenses, taxes or governmental charges levied or imposed on the property of the association;

- (c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;
- (d) borrow money and, subject to the consent by vote or written instrument of at least eight (8) members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer will be effective until such time as a written instrument has been signed by 10 members, agreeing to such dedication, sale, or transfer;
- (f) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 and Chapter 720 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

Article V.

The street address of the principal office of the Association is 7 Lychee Drive, Winter Haven, Florida 33881, and the name of the initial registered agent at that address is Georgia A. Steadman.

Article VI.

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned.

Article VII.

The number of directors constituting the initial board of directors of the Association is three (3) and the names and addresses of the persons who are to serve as the initial directors are:

Alfred Handley – 1 Lychee Drive, Winter Haven, FL 33881
Roy W. Perry, Jr. – 6 Lychee Drive, Winter Haven, FL 33881
Georgia A. Steadman – 7 Lychee Drive, Winter Haven, FL 33881

The manner or method of how Directors shall be elected in the future is as stated in the Corporation's By-Laws.

Article VIII.

On dissolution, the assets of the Association will be distributed in equal shares to the Owners executing the Declaration or their successors in interest. In the event such distribution is refused acceptance by any owner, such assets will be granted, conveyed, and assigned in equal proportions among those Owners who do accept ownership.

Article IX.

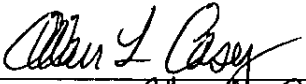
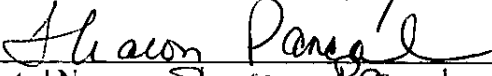
The name and street address of the incorporator of these Articles of Incorporation is as follows:

Georgia A. Steadman – 7 Lychee Drive, Winter Haven, FL 33881

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 28 day of July, 2009.

Signed, sealed and delivered
in the presence of:

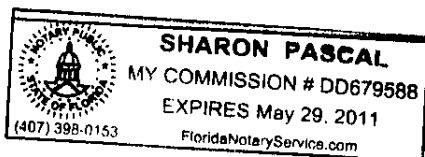
Witnesses:



Printed Name: Allan L. Casey

Printed Name: Sharon Pascal


GEORGIA A. STEADMAN

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 28 day of July, 2009 by **GEORGIA A. STEADMAN**, who is [☒] personally known to me or [] provided the following identification: _____




NOTARY PUBLIC
State of Florida

Having been named as registered agent and to accept service of process for **Lychee Drive Homeowner's Association, Inc** at the address designated in these Articles of Incorporation, 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 am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

Georgia A. Steadman
GEORGIA A. STEADMAN

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TALLAHASSEE, FLORIDA

Schedule "A"

Lots 10, 11 and 12 of Clearview Estates, subdivision as per map or plat thereof recorded in Plat Book 31, page 22 of the Public Records of Polk County, Florida, LESS AND EXCEPT the following described parcels:

STARTING AT THE SOUTHWEST CORNER OF LOT 12 OF CLEARVIEW ESTATES SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICES OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 31, PAGE 22, RUN THENCE NORTH 00°17'22" EAST, ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 17.01 FEET; THENCE RUN NORTH 87°43'55" EAST, ALONG THE NORTH RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY #92 A DISTANCE OF 83.40 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°43'55" EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 15.01 FEET; THENCE NORTH 00°12'51" WEST 300 FEET; THENCE NORTH 87°43'55" EAST 83 FEET; THENCE NORTH 00°12'51" WEST 36 FEET, MORE OR LESS TO THE WATERS OF LAKE MARIANNA; THENCE NORTHWESTERLY ALONG THE WATERS OF LAKE MARIANNA 190 FEET, MORE OR LESS, TO THEIR INTERSECTION WITH THE WEST BOUNDARY OF SAID LOT 12, THENCE SOUTH 00°07'22" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 84 FEET, MORE OR LESS, TO A POINT 337.07 FEET NORTH 00°07'22" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 12, THENCE RUN NORTH 87°43'55" EAST, 81.51 FEET, THENCE SOUTH 00°12'51" EAST, 320 FEET TO THE POINT OF BEGINNING.

AND

THOSE PARTS OF LOTS 10 AND 11 OF CLEARVIEW ESTATES SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 31, PAGE 22, DESCRIBED AS: STARTING AT THE SOUTHWEST CORNER OF LOT 12 OF CLEARVIEW ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 22 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE NORTH 00°07'22" EAST, ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 17.01 FEET; THENCE RUN NORTH 87°43'55" EAST, ALONG THE NORTH RIGHT OF WAY BOUNDARY OF US HIGHWAY #92, A DISTANCE OF 181.41 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTH RIGHT OF WAY BOUNDARY OF US HIGHWAY #92 A DISTANCE OF 118.94 FEET TO THE EAST BOUNDARY OF LOT 10 OF SAID CLEARVIEW ESTATES SUBDIVISION, THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 10 A DISTANCE OF 319.55 FEET, MORE OR LESS, TO THE WATERS OF

LAKE MARIANNA; THENCE RUN WESTERLY ALONG THE WATERS OF LAKE MARIANNA, A DISTANCE OF 120 FEET, MORE OR LESS TO THEIR INTERSECTION WITH A LINE BEARING NORTH 00°12'51" WEST FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 00°12'51" EAST, ALONG SAID LINE, A DISTANCE OF 337.4 FEET , MORE OR LESS, TO THE POINT OF BEGINNING.

AND

TRACT #13 OF UNRECORDED SUBDIVISION OF PARTS OF LOTS 11 AND 12, CLEARVIEW ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 12 OF CLEARVIEW ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE NORTH 00°17'22" EAST ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 257.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'22" EAST 30 FEET; THENCE NORTH 87°43'55" EAST 81.81 FEET; THENCE SOUTH 00°12'51" EAST 30 FEET; THENCE SOUTH 87°43'55" WEST 81.98 FEET TO THE POINT OF BEGINNING.

THIS DOCUMENT WAS PREPARED STRICTLY FROM INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO ATTEMPT MADE BY THE PREPARER OF THIS DOCUMENT TO SEARCH TITLE TO ANY OF THE PROPERTY DESCRIBED IN THIS SCHEDULE TO DETERMINE WHO ARE THE OWNERS OR THE NATURE, EXTENT OR MARKETABILITY OF TITLE TO ANY PROPERTY DESCRIBED ON THIS SCHEDULE. THE LEGAL DESCRIPTIONS USED ON THIS SCHEDULE CAME FROM DOCUMENTS FURNISHED BY THE PARTIES OR THEIR REPRESENTATIVES, AND THE ACCURACY OF SAME HAVE NOT BEEN CHECKED OR VERIFIED BY SURVEY OR ANY OTHER MEANS.

TO THE EXTENT THAT ANY IMPROPER OR INACCURATE LEGAL DESCRIPTION CONTAINED HEREIN MAY IMPAIR OR CAUSE ACTUAL DAMAGE TO ANOTHER PERSON OR PARTY'S TITLE TO REAL PROPERTY, THE PARTIES TO THIS INSTRUMENT HEREBY AGREE TO SAVE, INDEMNIFY AND HOLD HARMLESS THE LAW FIRM OF ALLAN L. CASEY, AND ALL OF ITS ATTORNEYS, FROM ANY AND ALL LOSS, CLAIM, COST, EXPENSE OR DAMAGE, WHETHER OR NOT VALID, INCLUDING REASONABLE ATTORNEY'S FEES AND DISBURSEMENTS ARISING UNDER OR IN CONNECTION WITH ANY SUCH IMPAIRMENT OF TITLE OR ACTUAL DAMAGE TO REAL PROPERTY CLAIM MADE UNDER THE PROVISIONS OF FLORIDA STATUTES 697.10.

Schedule "B"

STARTING AT THE SOUTHWEST CORNER OF LOT 12 OF CLEARVIEW ESTATES SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICES OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 31, PAGE 22, RUN THENCE NORTH 00°17'22" EAST, ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 17.01 FEET; THENCE RUN NORTH 87°43'55" EAST, ALONG THE NORTH RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY #92 A DISTANCE OF 83.40 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°43'55" EAST ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 15.01 FEET; THENCE NORTH 00°12'51" WEST 300 FEET; THENCE NORTH 87°43'55" EAST 83 FEET; THENCE NORTH 00°12'51" WEST 36 FEET, MORE OR LESS TO THE WATERS OF LAKE MARIANNA; THENCE NORTHWESTERLY ALONG THE WATERS OF LAKE MARIANNA 190 FEET, MORE OR LESS, TO THEIR INTERSECTION WITH THE WEST BOUNDARY OF SAID LOT 12, THENCE SOUTH 00°07'22" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 12, A DISTANCE OF 84 FEET, MORE OR LESS, TO A POINT 337.07 FEET NORTH 00°07'22" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 12, THENCE RUN NORTH 87°43'55" EAST, 81.51 FEET, THENCE SOUTH 00°12'51" EAST, 320 FEET TO THE POINT OF BEGINNING.

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