

N106000/0950

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

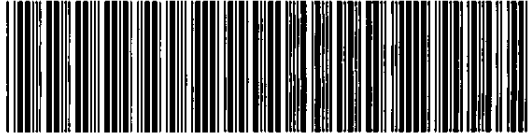
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000187853940

11/22/10--01009--005 **70.00

FILED
10 NOV 22 PM 4: 21
SECRETARY OF STATE
TALLAHASSEE FLORIDA

MRD
11/23

COVER LETTER

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

SUBJECT: Loch Leven Landing Property Owners' 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: Robert F. Vason, Jr., ESQ.
Name (Printed or typed)

501 E. Fifth Avenue
Address

Mount Dora, Florida 32757
City, State & Zip

352-383-4151
Daytime Telephone number

morse.david@gmail.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

FILED

10 NOV 22 PM 4: 21

SECRETARY OF STATE
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION
OF
LOCH LEVEN LANDING PROPERTY OWNERS' ASSOCIATION, INC.
(A Florida not-for-profit corporation)**

ARTICLE I. NAMES

The name of this corporation is Loch Leven Landing Property Owners' Association, Inc. For convenience, the corporation shall be referred to in this instrument as the "Corporation" or "Association," these articles of incorporation as the "Articles" and the by-laws of the Association as the "By-Laws."

ARTICLE II PURPOSES

The purposes for which the Association is organized are as follows:

A. To take operate, administer, manage, lease and maintain the assets and property of the Association as such are dedicated to or made the responsibility of the Association by the Plat of the Loch Leven Landing subdivision identified as Publix-441 and 44-B recorded in Plat Book 64, Page 29 (the "Plat"), the Declaration of Covenants, Conditions, Restrictions and Easements for Loch Leven Landing recorded in Official Records Book 3811, Page 0965, as amended from time to time (the "Declaration"), all in the Public Records of Lake County, Florida, these Articles and the By-Laws.

B. To manage the Association of owners established by the Declaration.

C. To enforce the Declaration and perform all duties and responsibilities imposed upon the Association by the Declaration.

D. The Association shall operate, maintain, and manage, or cause to be operated, maintained and managed, the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District (the "District") permit no. 40-069-119002-1 requirements and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the surface water or stormwater management system.

E. To carry out all duties placed upon it by these Articles, the By-Laws, the Declaration and by Florida law.

ARTICLE III. POWERS

The Association shall have the following powers:

A. The Association shall have all common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles, the By-Laws and the Declaration.

B. The Association shall have the power to administer and to enforce the provisions of these Articles, the By-Laws and the Declaration and all powers reasonably necessary to carry out the responsibilities and duties conferred upon it by these Articles, the By-Laws and the Declaration, as amended and supplemented from time to time, including but not limited to, the power to levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water and stormwater management system and any conservation easement areas. Such assessments shall be used for maintenance and repair of the surface water and stormwater management systems and any conservation easement areas, including, but not limited to, work within retention areas, drainage structures and drainage easements.

ARTICLE IV. DUTIES

The Association shall have the following duties:

A. The Association shall have all common law and statutory duties of a corporation not for profit.

B. In addition, the Association shall have all responsibilities and duties delegated to it pursuant to the provisions of these Articles, the By-Laws and the Declaration, including but not limited to operating, maintaining and managing the surface water and stormwater management system and any conservation easement areas in a manner consistent with the St. Johns River Water Management District Permit requirements and applicable Lake County rules, regulations and ordinances; and further shall assist in the enforcement of the restrictions and covenants contained in the Declaration relating to said system.

ARTICLE V. MEMBERSHIP

Every person or entity who is or becomes a record owner of any "Tract" in the "Property" or is otherwise considered an "Owner", as those terms are defined in the Declaration, shall be a "Member" of the Association. Membership is solely for those having a fee simple ownership interest and is not intended to and shall not include any persons or entities who hold an interest in real property merely as security for the performance of an obligation. All memberships in the Association shall be automatic and mandatory and shall terminate automatically when a Member becomes divested of a fee simple ownership in a Tract in the Property.

When a corporation or partnership is the owner of a Tract, the membership privilege shall be exercised by only one (1) individual being the one designated by the entity to cast its vote as hereinafter provided. When more than one person holds an interest in a Tract, each person shall be a Member, even though each person does not acquire a separate right to vote.

ARTICLE VI. MANAGEMENT

A. The affairs and property of the Corporation shall be managed and governed by a Board of Directors composed of all the Members, but shall never have less than three (3) directors.

B. The Board shall consist of one (1) representative of each Member. Whenever a Tract comes under new ownership, such Owner shall be entitled to appoint a representative to serve as a Director on the Board immediately.

C. All officers shall be elected by the Board in accordance with the By-Laws at the annual meeting of the Board. The Board shall elect or appoint at the time and in the manner set forth in the By-Laws a President, Vice President, Secretary, Treasurer, and such other officers as it may deem desirable.

ARTICLE VII. BOARD OF DIRECTORS

The initial Board of Directors shall be as follows:

	Name	Address
1.	William Morse	117 Red Bay Drive, Longwood, FL 32779
2.	David Morse	240 Springside Road, Longwood, FL 32779
3.	Anita Simpson	445 Limit Ave., Mt. Dora, FL 32757
4.	Raul Socarras	3100 Camp Road, Oviedo, FL 32765

ARTICLE VIII. OFFICERS

Officers shall be elected as set forth in the bylaws.

ARTICLE-IX-PRINCIPAL OFFICE

The initial principal office of the Association is 240 Springside Road, Longwood, Florida 32779.

ARTICLE X. INCORPORATORS

The Incorporator is Loch Leven I, LLC, a Florida limited liability company, with a mailing address of 901 S. Federal Highway, Suite 101, Fort Lauderdale, Florida 33316. The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Florida Secretary of State.

ARTICLE XI. BYLAWS

By-Laws of the Association shall be adopted by the first Board and thereafter may be altered, amended or rescinded in the manner provided in the By-Laws. In the event of a conflict between the provisions of these Articles and the provisions of the By-Laws, the provisions of these Articles shall control.

ARTICLE XII. EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Secretary of State. The Association shall exist in perpetuity, unless dissolved pursuant to the provisions of Article XIII below.

ARTICLE XIII. DISSOLUTION AND SUCCESSOR ENTITIES

In the event of the dissolution of the Association, or any successor entity thereto, other than incident to a merger or consolidation, any property dedicated or conveyed to the Association shall be transferred to either a successor entity or an appropriate governmental agency or public body to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes. In the event of termination,

dissolution or liquidation of the Association, the responsibility for the operation and maintenance of the surface water and stormwater management system must be transferred to and accepted by an entity which complies with the Florida Administrative Code and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XIV. SEVERABILITY

Invalidation of any of these Articles or portions thereof by judgment, court order, or operation of law shall in no way affect other provisions, which shall remain in full force and effect.

ARTICLE XV. REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 240 Springside Road, Longwood, Florida 32779, and the initial Registered Agent of the Association at that address shall be David Morse.

ARTICLE XVI. INDEMNIFICATION

The Association shall indemnify any officer, Board member or committee member or any former officer, Board member or committee member to the full extent permitted by law.

IN WITNESS WHEREOF, the Managing Member and Manager of the Managers of the Incorporator of the Loch Leven Landing Property Owners' Association, Inc. have hereunto affixed their signature this 18 day of Nov, 2010.

LOCH LEVEN I, LLC,
a Florida limited liability company

By: **BDB of Mount Dora, LLC,**
a Florida limited liability company,
as Manager

Angela Kelly
Print Name: Angela Kelly
David Morse
Print Name: David Morse

By: _____
David Morse
Managing Member

By: **B&G Mount Dora, LLC,**
a Florida limited liability company,
as Manager

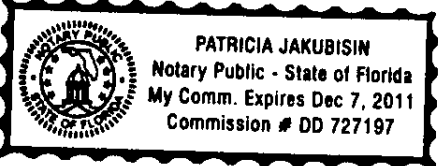
Kimberly J. Simon
Print Name: Kimberly J. Simon
Jean T. Sherman
Print Name: Jean T. Sherman

By: _____
Williams A. Joyner
Its Manager

FILED
10 NOV 22 PM 4:21
SECRETARY OF STATE
TALLAHASSEE FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18 day of Nov, 2010, by David Morse, as Managing Member of BDB of Mount Dora, LLC, a Florida limited liability company, as Manager of Loch Leven I, LLC, a Florida limited liability company, on its behalf.

(SEAL) 

Patricia Jakubisin
Signature of Notary Public
Patricia Jakubisin
Name of Notary Public
(Typed, Printed or stamped)

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

FILED

10 NOV 22 PM 4:21

SECRETARY OF STATE
TALLAHASSEE FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of November, 2010, by Williams A. Joyner, as Manager of B&G Mount Dora, LLC, a Florida limited liability company, as Manager of Loch Leven I, LLC, a Florida limited liability company, on its behalf.

(SEAL)  KIMBERLY J. SIMON
MY COMMISSION # DD 727197
EXPIRES: May 5, 2011
Bonded Thru Budget Notary Public

Kimberly J. Simon
Signature of Notary Public
Kimberly J. Simon
Name of Notary Public
(Typed, Printed or stamped)

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

The undersigned hereby accepts the designation of Registered Agent of Loch Leven Landings Property Owners Association, Inc. as set forth in Article XV of these Articles.

David Morse
David Morse

STATE OF FLORIDA)
COUNTY OF ~~ORANGE~~ Seminole

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 David Morse, to me known to be the person described as initial Registered Agent, and who executed the foregoing Articles of Incorporation and he acknowledged before that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 18 day of Nov, 2010.

 PATRICIA JAKUBISIN
Notary Public - State of Florida
My Comm. Expires Dec 7, 2011
Commission # DD 727197

Patricia Jakubisin
Notary Public
Print Name: Patricia Jakubisin
My Commission expires:
Commission No.: