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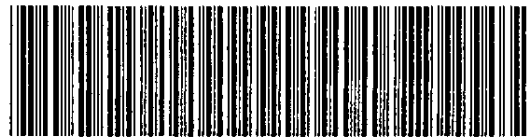
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FILE
SECRETARY OF STATE
DIVISION OF CONFIDENTIAL AFFAIRS
2011 FEB -3 PM 2:44

2/4/11

COVER LETTER

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

SUBJECT: LAMPLIGHTER VILLAGE HOMEOWNERS 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 & ASSOC., PA
Name (Printed or typed)

529 VERSAILLES DRIVE, S/103
Address

MAITLAND, FL 32751
City, State & Zip

407-834-7500
Daytime Telephone number

LEEJAYCOLLING@EMAIL.COM
E-mail address: (to be used for future annual report notification)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2011 FEB -3 PM 2:41

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

ARTICLES OF INCORPORATION 2011 FEB -3 PM 2:41

OF

LAMPLIGHTER VILLAGE HOMEOWNERS 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:

LAMPLIGHTER VILLAGE HOMEOWNERS ASSOCIATION, INC.

*The principal office address is: 645 Waveside Drive
Melbourne, FL 32934*

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 the 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© 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), provided however, that such maximum number may be changed by a By-Law duly adopted.. The number of initial directors of the corporation shall be seven (7).

The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership held in February, 2012 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

Harry Cohn
608 Waveside Drive
Melbourne, FL 32934

Doug Helms
602 Waveside Drive
Melbourne, FL 32934

Anthony Raymondo
599 Waveside Drive
Melbourne, FL 32934

Mike Roussel
475 Windgate Street
Melbourne, FL 32934

Tamara Neal
645 Waveside Drive
Melbourne, FL 32934

George Vicars
456 Waveside Drive
Melbourne, FL 32934

Connie Bolcarovic
452 Waveside Drive
Melbourne, FL 32934

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. Thereafter, the By-Laws may be amended by a majority vote of the Board of Directors of this Association, at any duly noticed regular or special meeting of the Board. The notice of any meeting at which amendments to the By-laws are to be considered shall contain a statement that amendments to the By-laws shall be considered. 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 shall be adopted by a majority vote of the Board of Directors of this Association, at any duly noticed regular or special meeting of the Board. The notice of any meeting at which amendments to the Articles of Incorporation are to be considered shall contain a statement that amendments to the Articles of Incorporation shall be considered. Any amendments to the Articles of Incorporation shall be binding on all members 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 31st day of January, 2011.

INCORPORATOR:



Lee Jay Colling

STATE OF FLORIDA
COUNTY OF ORANGE

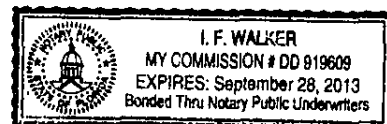
BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 31st day of January, 2011.



Signature of Notary Public
My commission expires:



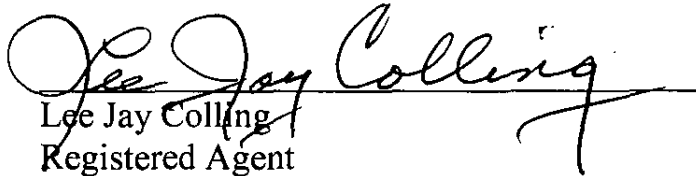
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

2011 FEB -3 PM 2:41

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **LAMPLIGHTER VILLAGE HOMEOWNERS ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 31st day of January, 2011.



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 31st day of January, 2011.



Signature of Notary Public
My commission expires:

