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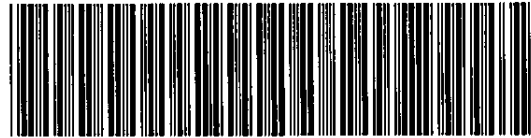
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DIVISION OF CORPORATIONS
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PS 2/14/12

COVER LETTER

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

SUBJECT: Natureland Court 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: Robert F. Vason, Jr. PA
Name (Printed or typed)

301 East Fifth Avenue
Address

Mount Dora, FL 32757
City, State & Zip

(352) 383-4151
Daytime Telephone number

JCroson@JACroson.Com
E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION
OF
NATURELAND COURT HOMEOWNERS' ASSOCIATION, INC.**

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DIVISION OF CORPORATIONS

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The undersigned, for the purpose of forming a nonprofit corporation under Florida Statutes, Chapters 617 and 720, do hereby make and adopt the following Articles of Incorporation:

Article I

Name

The name of the Corporation is "Natureland Court Homeowners' Association, Inc.", hereafter referred to as the "Association".

Article II

Not For Profit

The Association is a corporation not for profit as defined in Section 617.01401, Florida Statutes. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

Article III

**Commencement Of Corporate Existence
And Duration**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Association is perpetual.

Article IV

Purposes

The Association is organized, and shall be operated exclusively for, the following purposes:

1. Exercise all of the powers and privileges, and to perform all of the duties and obligations, of this Association as set forth in the Declaration of Easements, Covenants, Conditions and Restrictions of Natureland Court (hereinafter "Declaration"), the terms and provisions of which are here incorporated by reference; and
2. Fix, levy, collect and enforce payment of by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all licenses, taxes or governmental charges levied or imposed against the property of this Association; and

3. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-069-114570-1 requirements and applicable District rules, and shall assist in the enforcement of those portions of the permit that relate to the surface water or stormwater management system.

4. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or other wise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

5. To promote the health, safety and general welfare of the residents within all or any portion of the following described tract of land situate in Orange and Lake County, Florida:

SEE ATTACHED EXHIBIT "A"

6. To do such other things as are incidental to the purposes of the Association or necessary or desirable in order to accomplish them.

Article V Limitation

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

Article VI Dissolution

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII Members

Every person or entity who is a record owner of a fee or undivided fee interest in any lot shown on the plat of Natureland Court, according to the plat thereof to be recorded in the Public Records of Lake County, Florida, including contract sellers, but excluding persons holding title merely as

security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

Article VIII
Initial Registered Office And Agent
And Principal Office Of The Association

The street address of the initial registered office of business and principal office of the Association is 1359 Elysium Boulevard, Mount Dora, Florida 32757, and the initial registered agent of the Association at that address is James A. Croson. The principal office address and the registered office address is the same.

Article IX
Board Of Directors

The management of the Association shall be vested in a Board of Directors consisting of three members. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Board of Directors will be elected in accordance with the provisions of the Bylaws.

Article X
Officers

Provision for the Officers may be made in the Bylaws.

Article XI
Incorporators

The name and address of each Incorporator is as follows:

Name	Address
James A. Croson	1359 Elysium Boulevard Mount Dora, Florida 32757

Article XII
Bylaws

The Bylaws of the Association are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

**Article XIII
Amendment**

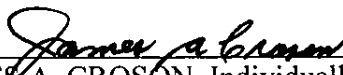
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The Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation.

**Article XIV
Indemnification**

The Association shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the Florida General Corporation Act and the Florida Not For Profit Corporation Act.

In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 20 day of OCTOBER, 2011.

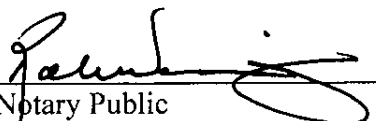

JAMES A. CROSON, Individually and as
Trustee of the James Aubrey Croson Family
Trust dated April 30, 2009

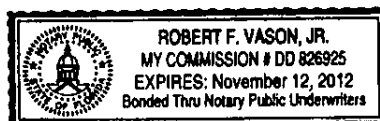

JAMES A. CROSON, individually and as
Trustee of the Joann Croson Family Trust
Dated April 30, 2009

State of Florida
County of Lake

Before me personally appeared JAMES A. CROSON, individually and as Trustee of the James Aubrey Croson Family Trust dated April 30, 2009, and also as Trustee of the Joann Croson Family Trust dated April 30, 2009, ☒ who is personally known to me, or () who has produced a _____ as identification, who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.


Witness my hand and official seal this 20 day of OCTOBER, 2011.


Notary Public
My Commission Expires:



Acceptance By Registered Agent

The undersigned hereby accepts the appointment as Registered Agent of Natureland Court Homeowners' Association, Inc., which is contained in the foregoing Articles of Incorporation.



JAMES A. CROSON
Registered Agent

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DIVISION OF CORPORATIONS
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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 12, 13, 14, Block B, "Elysium Club" according to the plat thereof as recorded in Plat Book 10, Pages 58-60, of the Public Records of Orange County, Florida.

Also described as:

Begin at the Southwest corner of Lot 14, Block B, of the Plat of "Elysium Club" as recorded in Plat Book 10, Pages 58-60 of the Public Records of Orange County, Florida; thence North $18^{\circ}28'15''$ West along the West line of said Lot 14, a distance of 282.07 feet to the Northwest corner thereof; thence South $89^{\circ}15'45''$ East along the North line of said plat, a distance of 664.64 feet to the Northeast corner of Lot 12, Block B of said plat; thence South $36^{\circ}13'24''$ West along the East line of said Lot 12, a distance of 382.28 feet to the Southeast corner thereof, being a point on the North right of way line of Elysium Blvd. as shown on said plat, being a point on a curve concave to the South; thence Westerly along said North right of way line, along said curve having a radius of 395.06 feet, a central angle of $53^{\circ}02'24''$, a chord bearing of North $81^{\circ}57'02''$ West, an arc distance of 365.71 feet to the Point of Beginning.

Said lands situate in Orange County, Florida and contains 3.17 acres, more or less.

And

Begin at the Southwest corner of the Southwest 1/4 of Section 32, Township 19 South, Range 27 East, in Lake County, Florida, run thence West along the South line of Government Lot 2 of Section 31, Township 19 South, Range 27 East, to the ordinary high water mark of Lake Dora for Point "A", thence begin again at the point of beginning and run North $00^{\circ}37'21''$ West, along the West line of said Southwest 1/4 approximately 821.36 feet, more or less, to the South bank of a canal, thence Northwesterly along the South Bank of said canal to the ordinary high water mark of Lake Dora, thence Southwesterly along the shore line following the ordinary high water mark of Lake Dora and intersecting with Point "A".

Tax Identification Number: 31-19-27-0004-000-00604 and 31-19-27-0004-000-00605