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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

10/21/13



**CLARKCAMPBELL**  
ATTORNEYS AT LAW

CLARK, CAMPBELL,  
LANCASTER & MUNSON, P.A.

**PETER J. MUNSON**

Attorney

[pmunson@clarkcampbell-law.com](mailto:pmunson@clarkcampbell-law.com)

October 16, 2013

**SHAREHOLDERS**

TIMOTHY F. CAMPBELL <sup>1,4</sup>  
RONALD L. CLARK <sup>1</sup>  
CONNIE C. DURRENCE <sup>3</sup>  
JOSEPH A. GEARY  
JOHN J. LANCASTER, LL.M. <sup>2</sup>  
PETER J. MUNSON  
MICHAEL E. WORKMAN <sup>1</sup>

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Lake Place Property Owners Association, Inc.

**ASSOCIATES**

J. KEMP BRINSON  
JUSTIN P. CALLAHAM  
IVELISSE DE LA FE  
LAURA L. KELLY <sup>1</sup>  
MICHAEL J. KINCART

Gentlemen:

Enclosed for filing please find an original and one copy of Articles of Incorporation. A check in the amount of \$70.00 is also enclosed for filing fees in this regard. It would be appreciated if you would please forward confirmation of filing in the enclosed self-addressed stamped envelope.

**BOARD CERTIFICATIONS**

1 Real Estate  
2 Tax Law  
3 Elder Law  
4 City, County & Local Government

Thank you for your assistance with this request.

Sincerely,

Lois A. Hart, Legal Assistant to  
Peter J. Munson, Esquire

LAH/s

Enclosures

## COVER LETTER

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

SUBJECT: LAKE PLACE 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: PETER J. MUNSON, ESQUIRE  
Name (Printed or typed)

500 S. FLORIDA AVENUE, SUITE 800  
Address

LAKELAND, FL 33801  
City, State & Zip

(863) 647-5337  
Daytime Telephone number

pmunson7@aol.com  
E-mail address: (to be used for future annual report notification)

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

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
13 OCT 18 PM 2:08

**ARTICLES OF INCORPORATION**  
**OF**  
**LAKE PLACE PROPERTY OWNERS ASSOCIATION, INC.**

We, the undersigned, acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

**ARTICLE I**

The name of this corporation shall be **LAKE PLACE PROPERTY OWNERS ASSOCIATION, INC.**, and the principal office shall be 1176 Lake Place Court, Lakeland, Florida 33805, and its mailing address shall be the same.

**ARTICLE II**

1. The purposes for which this corporation is formed are as follows:
  - (a) To form an association to establish and collect assessments from the property owners and members for the purposes of operating, maintaining, repairing, improving and administering the common property.
  - (b) To establish by-laws for the operation of the association.
2. To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida laws, including the capacity to:
  - (a) Own and convey property;
  - (b) Operate and maintain common property, including, if relevant, any surface water management system facilities, including all inlets, ditches, swales, culverts, water

control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland irrigation areas;

- (c) Establish rules and regulations;
- (d) Assess members and enforce said assessments;
- (e) Sue and be sued;
- (f) Contract for services to provide for operation and maintenance, including the surface water management system facilities, if the Association contemplates employing a maintenance company;
- (g) Require all the property owners to be members;
- (h) Exist in perpetuity; however, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation; and
- (i) Take any other action necessary for the purposes for which the Association is organized.

No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

### **ARTICLE III**

**Section 1.** All property owners shall automatically be members, and their membership shall automatically terminate when they are no longer owners.

**Section 2.** There shall not be more than one (1) voting member for each parcel of property and said member shall be entitled to one (1) vote for each parcel which he owns at a meeting of the association. A corporation or any individual with an interest in more than one (1) parcel may be designated the voting member for each parcel in which he owns an interest.

#### **ARTICLE IV**

This corporation shall have perpetual existence.

#### **ARTICLE V**

The name and address of the incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Peter J. Munson	500 S. Florida Avenue, Suite 800, Lakeland, FL 33801

#### **ARTICLE VI**

**Section 1.** The affairs and property of this corporation shall be managed and governed by a Board of Directors, composed of not less than three (3) nor more than five (5) individuals, unless the number is changed by by-law or changed by the Directors.

**Section 2.** The original Directors set forth in these Articles of Incorporation shall serve until the first annual meeting as provided for in the by-laws. Directors thereafter shall be elected to serve for a term of one (1) year, and shall be elected by the voting members in accordance with the by-laws at a regular annual meeting of the corporation to be held at such time as may be determined in the manner prescribed in the by-laws.

**Section 3.** All officers shall be elected by the Board of Directors in accordance with the by-laws at the regular annual meeting of the Board of Directors. The Board of Directors shall

elect, from among the members, a President, Vice-President, Secretary, Treasurer and such other officers as they shall deem desirable, consistent with the corporate by-laws.

**Section 4. Initial Registered Office and Agent.** The street address of the initial registered office of the corporation is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, and the name of the initial registered agent of the corporation to accept service of process within Florida at that address is Peter J. Munson.

#### **ARTICLE VII**

The names of the officers who shall serve until the first election are as follows:

<b><u>NAME</u></b>	<b><u>TITLE</u></b>
Kenneth Kelso	President
Ramir Soriano	Vice President
Linda Kelso	Secretary/Treasurer

#### **ARTICLE VIII**

The following persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular annual meeting of the members:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
Kenneth Kelso	1176 Lake Place Court, Lakeland, Florida 33805
Ramir Soriano	1164 Lake Place Court, Lakeland, Florida 33805
Linda Kelso	1176 Lake Place Court, Lakeland, Florida 33805

#### **ARTICLE IX**

The by-laws of this corporation may be altered, amended, or rescinded at any duly called meeting of the members, provided that the notice of meeting contains a full statement of the

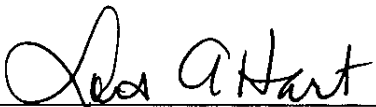
proposed amendment, a quorum is in attendance, and there be an affirmative vote of seventy-five percent (75%) of the qualified voting members of the corporation.

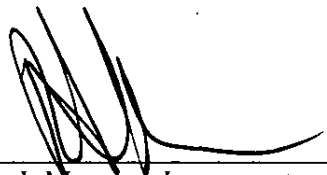
## ARTICLE X


**Section 1.** Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alterations, amendment or rescission, shall be in writing filed by the members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary will give to each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than fifteen (15) days prior to the date set for such meeting, and it shall be given in a manner provided in the by-laws. An affirmative vote of seventy-five percent (75%) of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

**Section 2.** Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of these Articles, either before, at, or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

Signed, sealed and delivered in the presence of:

  
Witness:

  
Peter J. Munson, Incorporator

  
Witness:

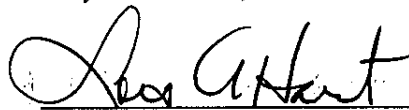


STATE OF FLORIDA  
COUNTY OF FLORIDA

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned officer, duly authorized to take acknowledgments, Peter J. Munson, to me well known and known to me to be the Incorporator described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal this 16<sup>th</sup> day of October, 2013.

(NOTARIAL SEAL)



Notary Public  
State of Florida at Large  
My Commission Expires:




LOIS A. HART  
MY COMMISSION # EE 834982  
EXPIRES: January 12, 2017  
Bonded Thru Budget Notary Services

To: The Department of State  
Tallahassee, Florida 32304

**ACCEPTANCE OF DESIGNATED REGISTERED AGENT**

Having been named in the Articles of Incorporation to accept service of process for Lake Place Property Owners Association, Inc., at the place designated therein, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of Chapter 607 of the Florida General Corporation Act.

Dated October 16, 2013.

  
\_\_\_\_\_  
Peter J. Munson