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DIVISION OF REVENUE  
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## COVER LETTER

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

**SUBJECT:** WALDEN LAKE COMMUNITY PRESERVATION, 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:** Harley Herman, Attorney at Law  
Name (Printed or typed)

P O Box 3455  
Address

Plant City, FL 33563  
City, State & Zip

(813) 704-6892  
Daytime Telephone number

hh@hermanandhermanesq.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**  
**WALDEN LAKE COMMUNITY PRESERVATION, INC.**

In compliance with Chapter 617, F.S., (Not for Profit)

**ARTICLE I NAME**

The name of the corporation shall be: WALDEN LAKE COMMUNITY PRESERVATION, INC.

**ARTICLE II PRINCIPAL OFFICE**

Principal street address: (Mailing address, if different) is:

c/o Bruce Garceau  
2913 Pine Club Drive  
Plant City, FL 33566

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CORPORATION  
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**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is: to enable the residents and homeowners of Walden Lake and other parties interested in the preservation and protection of the integrity and adherence to Walden Lake's original plan as a community with its golf-course, as a central and viable part of the community and an intended golf-course view for lots bordering on the golf courses, to combine their efforts and resources for purposes including, but not limited to the preservation of the golf courses and related amenities of Walden Lake, prevention of the rezoning and development of the golf course and amenities areas of Walden Lake, establishment and confirmation of the legal rights of Walden Lake residents and homeowners to protect and promote those rights and objections, and the pursuit of such actions as an entity as are necessary or appropriate to promote and protect those rights and objectives, through collective action, including, but not limited to demands for code enforcement by the City of Plant City formal opposition to existing and future rezoning applications, and legal action to confirm or establish existing, explicit and implied rights, restrictions and easements of Walden Lake residents and property owners to require owners of golf course and amenities properties at Walden Lake to adhere to the community plan, maintain, reopen and improve these courses and amenities in conformance with the plans and representations of the developers of Walden Lake and enforce the rights, restrictions and easements confirmed or established by legal proceedings. The purposes of this Corporation shall include activities that qualify under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**ARTICLE IV MANNER OF ELECTION**

The manner in which the directors are elected and appointed shall be: The Initial Board

shall have staggering two (2) year terms as set forth in the bylaws. As more fully described in the bylaws, as each Board member's term expires, Board members will either be reelected or replacement Directors will be elected by majority vote of the Directors on the Board at the time of each election.

## **ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**

### **Name and Title:**

Bruce Garceau (Director/President)  
2913 Pine Club Drive  
Plant City, FL 33566

Robert Philbin (Director/Secretary/Treasurer)  
3003 PINE CLUB DR  
PLANT CITY, FL 33566

Terry Murphy  
2805 Forest Club Drive  
Plant City, FL 33566

Shelly Orrico  
3002 Pine Club Drive  
Plant City, FL 33566

George Clifford  
2703 Forest Club Drive  
Plant City, FL 33566

## **ARTICLE VI: EARNING RESTRICTIONS TO QUALIFY FOR 501( C)(3) STATUS**

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation 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 Three hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future

federal tax code.

## **ARTICLE VII DISTRIBUTION OF ASSETS UPON DISSOLUTION OF CORPORATION**

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code to the qualifying 501(c)(3) non-profit corporations that are homeowner associations for the subdivisions with properties adjoining the Walden Lake golf courses, in proportion to each such homeowner's association's monetary contributions to this corporation, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

## **ARTICLE VIII REGISTERED AGENT**

The name and Florida street address of the registered agent is:

Name: Harley Herman, Attorney at Law

Address: 1701 S. Alexander Street, Suite 112-2 Plant City, Florida 33566

## **ARTICLE IX INCORPORATOR**

The name and address of the Incorporator is:

Name: Bruce Garceau

Address: 2913 Pine Club Drive  
Plant City, FL 33566

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

  
Signature of Registered Agent

Date: September 6, 2014

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
Signature of Incorporator

Date: September 6, 2014

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DIVISION OF CORPORATIONS  
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