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**FLORIDA PROFIT/NON PROFIT CORPORATION
MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

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March 9, 2015

WEWW, INC.

FLORIDA DEPARTMENT OF STATE
Division of Corporations

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REF: W15000016507

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Claretha Golden
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.
A Florida Corporation Not For Profit**

**ARTICLE I
NAME**

The name of this corporation is Mirror Lake Village Homeowners Association, Inc., a Florida corporation not for profit, (hereinafter called the "Association").

**ARTICLE II
LOCATION**

The principal office of the Association shall be located at 1350 Orange Avenue, Suite 100, Winter Park, Florida 32789, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors as provided by law.

**ARTICLE III
PURPOSE**

The Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property in Lake County, Florida, and contained within the plat of Mirror Lake Village, recorded among the Public Records of Lake County, and any other property brought within the jurisdiction of the Association pursuant to the Declaration, as hereinafter defined (hereinafter called the "Property").

**ARTICLE IV
POWERS**

Without limitation this Association is empowered to:

- (a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Easements, Covenants, Conditions and Restrictions For Mirror Lake Village (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded in the Public Records of Lake County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full.

H15000057200 3

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs, subject to any limitations set forth in the Declaration and the By-Laws of the Association.

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.

(e) Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

(f) Dedications. With the approval of two-thirds of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as two-thirds of the members determine.

(g) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and any Association property consistent with the rights and duties established by the Declaration and these Articles.

(i) General. Have and exercise all statutory and common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.

(j) Enforcement. To enforce by legal means the obligations of the members of the corporation, the provisions of the Declaration, and the provisions of a dedication or conveyance of the Association property to the corporation with respect to the use and maintenance thereof.

H15000057200 3

(k) Drainage System. The Association shall operate, maintain and manage the Surface Water or Storm Water Management System in a manner consistent with the St. Johns River Water Management District permit issued to the Association and the District's applicable requirements and rules, and the Association shall assist in the enforcement of the Declaration of Covenants, Conditions and Restrictions which relate to the Surface Water or Storm Water Management System. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Surface Water or Storm Water Management System.

ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot (as such term is defined in the Declaration) that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners except the Developer (as long as the Class B membership shall exist, and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Except as provided below, Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership.

When more than one person holds such interest or interests in any Lot, all such persons shall be Members, provided, however, they may exercise a total of only one vote for that Lot, and the vote for such Lot shall be exercised as set forth in the Bylaws.

Class B. The Class B Member shall be the Developer. The Class B Member shall be entitled to three (3) votes for each Lot owned by the Developer. All voting rights of Class B Membership shall be freely transferable, subject to this Declaration, to third parties. For as long as Developer is a Class B Member, Developer shall have the specific right to delegate all voting rights of the Class B Membership to a builder specializing in the development and building of residential homes upon multiple Lots within the Property. The Class B membership shall cease and terminate and be converted to Class A membership on the happening of the earliest of the following events:

H15000057200 3

- (a) after the occurrence of complete and full transition of Association control from the Developer to the nondeveloper members as set forth in Section 720.307, Florida Statutes;
- (b) ten (10) years from the date of when the first Lot is conveyed to a Class A Member;
or
- (c) such earlier date as the Developer may elect, in Developer's sole discretion.

ARTICLE VII BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be an odd number of three (3) or more but not to exceed five (5). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Mary L. Demetree 1350 Orange Avenue, Suite 100 Winter Park, Florida 32789	President
Eric S. Peisner 1350 Orange Avenue, Suite 100 Winter Park, Florida 32789	Vice President
Daniel Conn 1350 Orange Avenue, Suite 100 Winter Park, Florida 32789	Secretary/Treasurer

H15000057200 3

ARTICLE VIII INCORPORATOR

The name and address of the incorporator is:

Fruitland Park, LLC
1350 Orange Avenue, Suite 100
Winter Park, Florida 32789

ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets inure to the benefit of any member or other private individual. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Storm Water Management System must be transferred to and accepted by an entity which would comply with Rule 62-330.310, F.A.C. and Applicant's Handbook Volume I, Section 12.3 and be approved by the St. Johns Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X DURATION

This Association shall come into existence upon the filing of the Articles with the Secretary of State of the State of Florida. This Association shall exist in perpetuity.

ARTICLE XI BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of two-thirds of the voting interests of the Association, except as to those provisions for amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case these provisions shall control such amendments.

H15000057200 3

ARTICLE XII AMENDMENTS

These Articles of Incorporation may be changed, amended or modified at any time and from time to time, by the Members or the Developer, if applicable, in the same manner as the Members and the Developer may change, amend or modify the Declaration, as set forth in the Declaration.

ARTICLE XIII INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitations, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

ARTICLE XIV INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. The intent of this indemnification is to afford protection to the Directors and Officers of the Association to the maximum extent allowed by law.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, effective as of this 27 day of February 2015.

FRUITLAND PARK, LLC, a Florida
limited liability company

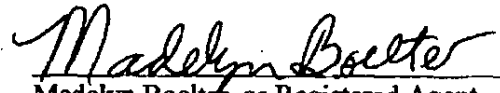

Mary L. Demetree, Manager

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING
THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED.**

MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 1350 Orange Avenue, Suite 100, Winter Park, Florida 32789, has named Madelyn Boelter, whose business office is 1350 Orange Avenue, Suite 100, Winter Park, Florida 32789, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.0505, relative to the proper and complete performance of my duties.



Madelyn Boelter, as Registered Agent
Date: 3/23/15

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15 MAR 26 PM 12:05
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