

2015/04/02 11:44:23 4/8

Division of Corporations

Page 1 of 2

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H15000080240 3)))



H150000802403ABCU

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : AKERMAN LLP - ORLANDO
Account Number : 076656002425
Phone : (407) 423-4000
Fax Number : (407) 843-6610

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: BFurlow@lelandmanagement.com

FLORIDA PROFIT/NON PROFIT CORPORATION
HIGHLANDS AT SUMMERLAKE GROVES HOMEOWNERS
ASSOCIATIO

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

π 04/03/15

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
15 APR - 2 AM 10:38

2015/04/02 13:44:23 3 /8

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
April 2, 2015 11:36:13 AM EDT	850-617-6381	30	1	Received
850-617-6381	4/2/2015 11:35:44 AM	PAGE 1/001	Fax Server	



April 2, 2015

FLORIDA DEPARTMENT OF STATE
Division of Corporations

AKERMAN LLP - ORLANDO

SUBJECT: HIGHLANDS AT SUMMERLAKE GROVES HOMEOWNERS ASSOCIATION, INC.
REF: W15000023013

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

You must list at least one incorporator with a complete business street address.

If you have any further questions concerning your document, please call (850) 245-6052.

Valerie Herring
Regulatory Specialist II
New Filing Section

FAX Aud. #: H15000080240
Letter Number: 315A00006576

15 APR -2 PM 2:42

(((H15000080240 3)))

**ARTICLES OF INCORPORATION OF HIGHLANDS AT SUMMERLAKE GROVES
HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I
NAME**

The name of this corporation shall be HIGHLANDS AT SUMMERLAKE GROVES HOMEOWNERS ASSOCIATION, INC. (the "Association").

**ARTICLE II
DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation ("Articles") with the Florida Department of State Division of Corporations. The Association shall have perpetual existence.

**ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in the "Governing Documents" (as that term is defined in that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Highlands at Summerlake Groves, as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Orange County, Florida). Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents or the Association Act. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Governing Documents and/or the Association Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Common Areas; (ii) the levy and collection of Assessments; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents and/or under the Association Act.

**ARTICLE IV
PRINCIPAL OFFICE**

The initial principal place of business and mailing address of the Association is 6972 Lake Gloria Blvd., Orlando, FL 32809-3200.

**ARTICLE V
REGISTERED OFFICE AND AGENT**

((H15000080240 3)))

Rebecca Furlow, whose address is 6972 Lake Gloria Blvd., Orlando, FL 32809-3200, is hereby appointed the registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
MEMBERSHIP

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Governing Documents, any Rules and Regulations, and the Association Act.

ARTICLE VII
VOTING RIGHTS

A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board, who shall be appointed or elected pursuant to the provisions of the Declaration and the Bylaws. The number of Directors constituting the initial Board shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Declaration and the Bylaws are:

<u>Name:</u>	<u>Address:</u>
Daniel Kaiser	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751
Patrick McNeally	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751
Jimmy Clark	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751

ARTICLE IX
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the Declaration and the Bylaws. The names and addresses of the persons who are to act in the capacity of Officers until the appointment/election and qualification of their successors are:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
15 APR - 2 AM 10:38

((H15000080240 3)))

<u>Name/Office:</u>	<u>Address:</u>
Daniel Kaiser/President	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751
Patrick McNeally/Vice President	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751
Jimmy Clark/Secretary & Treasurer	K. Hovnanian Cambridge Homes, L.L.C. 151 Southhall Lane, Suite 120 Maitland, FL 32751

ARTICLE X
AMENDMENT

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.


ARTICLE XI
BYLAWS

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

ARTICLE XII
INCORPORATOR

The name and address of the Incorporator of the Association is: Daniel Kaiser

IN WITNESS WHEREOF, the undersigned has signed these Articles this 31st day of March, 2015


Daniel Kaiser
151 Southhall Lane, Suite 120
Maitland, FL 32751

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
15 APR -2 AM 10:38

(((H15000080240 3)))

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

HIGHLANDS AT SUMMERLAKE GROVES HOMEOWNERS ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 6972 Lake Gloria Blvd., Orlando, FL 32809-3200, has named Rebecca Furlow, located at the above-registered office, as its registered agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT:

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all laws applicable to the performance of such office.


Rebecca Furlow

Dated: April 1, 2015

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
15 APR - 2 AM 10:38