

# N15000004737

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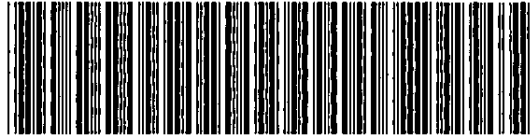
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15 MAY -6 PM 1:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

# BENJAMIN SWIFT, PA

ATTORNEY AT LAW

545 DELANEY AVENUE  
BUILDING 8, 2ND FLOOR  
ORLANDO, FLORIDA 32801

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TELEPHONE (407) 451 - 4040  
ben@swiftlegalfl.com

May 4, 2015

***VIA OVERNIGHT DELIVERY***

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

RE: LEE VISTA VILLAGES BUILDING 3 CONDOMINIUM OWNER'S  
ASSOCIATION, INC., a Florida not for profit corporation

Dear Sir/Madam:

Enclosed for filing is the original and one copy of the Articles of Incorporation for LEE VISTA VILLAGES BUILDING THREE CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not for profit corporation, together with our check in the amount of \$78.75 in payment thereof. Please also provide us with a Certificate of Status, the cost of which is included in the enclosed check.

Please note that this entity is one and the same as the entity LEE VISTA VILLAGES BUILDING 3 CONDO ASSOCIATION INC which was DISSOLVED on May 4, 2015.

Should you have any questions or need additional information, please contact me at 407-451-4040.  
Thank you.

Very truly yours,



BENJAMIN A. SWIFT

BAS/nfh  
Enclosures

**ARTICLES OF INCORPORATION  
OF  
LEE VISTA VILLAGES BUILDING THREE CONDOMINIUM OWNER'S ASSOCIATION  
INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION**

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AND  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned Incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, deliver for filing the following Articles of Incorporation for LEE VISTA VILLAGES BUILDING THREE CONDOMINIUM OWNER'S ASSOCIATION, INC. (hereinafter referred to as "Association"), pursuant to § 617.0202, F.S.

**ARTICLE I – NAME AND ADDRESS**

The name of the Association shall be Lee Vista Villages Building Three Condominium Owner's Association, Inc. The principal office and mailing address of the Association is 2315 Lynx Lane, Suite 6, Orlando, Florida 32804.

**ARTICLE II – PURPOSE AND POWERS**

The purpose for which this Association is organized is to act as a governing association and the managing entity for Lee Vista Villages Building Three, a Condominium (hereinafter called "Lee Vista Villages Building Three"). The Association may own, acquire, maintain, and repair Association property which are for the benefit of the Association; to establish and collect assessments and special assessments from owners of property within the Association; enforce the terms and conditions of the Declaration of Restrictive Covenants of the Association (hereinafter referred to as the "Declaration"), including initiating all legal actions to enforce liens, collect assessment monies, and all the other actions necessary to enforce the Declaration.

To the extent that any provision in these Articles of Incorporation conflicts with the Declaration, the Declaration shall govern.

The Association shall have all of the powers, rights and privileges that a corporation organized under the Florida Not for Profit Corporation Act may now or hereafter have or exercise, provided that such powers, rights and privileges do not conflict with the terms of these Articles, the Bylaws, and the Declaration.

**ARTICLE III – MEMBERS**

As provided in the Declaration, every record Owner of a fee or undivided interest in any Unit (or part thereof) within Lee Vista Villages Building Three shall be a member of the Association. Membership shall be in accordance with the terms and conditions set forth in the Declaration as regulated by the Board of Directors of the Association. Membership shall be appurtenant to and may not be separate from the ownership of any Unit in Lee Vista Villages Building Three.

**ARTICLE IV – TERM**

This Association shall have perpetual existence.

## **ARTICLE V – VOTING**

There shall be one vote for each Owner of a Unit within Lee Vista Villages Building Three. In a situation where more than one person or entity owns an interest in a Unit, then there shall be one vote which shall collectively represent the collective interests of that particular Unit.

## **ARTICLE VI – INCORPORATOR**

The name of the Incorporator is Benjamin A. Swift, whose address is 545 Delaney Avenue, Building 8, 2<sup>nd</sup> Floor, Orlando, Florida 32801.

## **ARTICLE VII – REGISTERED AGENT**

The initial registered agent is Benjamin A. Swift, whose address is 545 Delaney Avenue, Building 8, 2<sup>nd</sup> Floor, Orlando, Florida 32801.

## **ARTICLE VIII – OFFICERS**

The officers of the Association shall consist of a president, vice president, secretary, treasurer, and such other officers as the Board of Directors (hereinafter referred to as the “Board”) may from time to time deem appropriate. The officers of the Association shall be elected at the first meeting of the Board, and each annual meeting of the Board thereafter. Any officer may be removed at any meeting by the affirmative vote of seventy-five percent (75%) of the directors of the Board, either with or without cause, and any vacancy in any office may be filled by the Board at any Board meeting.

The names of the officers who shall serve until the election of their successors are:

<u>Name</u>	<u>Office</u>
Charles A. McNulty	President
Jennifer Creekmore	Vice President, Secretary, Treasurer

## **ARTICLE IX – MANAGEMENT**

The affairs of the Association shall be managed by a Board of Directors and by the Officers of the Association as set forth in Article VIII hereof.

## **ARTICLE X – DIRECTORS**

The initial Board shall consist of three (3) persons and thereafter as determined by the Bylaws of the Association. The names and addresses of the initial Board who shall hold office until their successors have been elected and qualified are as follows:

Charles A. McNulty, 2315 Lynx Lane, Suite 6, Orlando, Florida 32804  
Benjamin A. Swift, 545 Delaney Avenue, Building 8, 2<sup>nd</sup> Floor, Orlando, Florida 32801  
Jennifer Creekmore, 2315 Lynx Lane, Suite 6, Orlando, Florida 32804

No member of the Board, Officer, Developer, or any other committee of the Association, nor employees of the aforementioned, shall be personally liable to the Association, for any damages, losses or claims as a result of

any act, omission, error, negligence of that person or group, provided that person or group has, upon the basis of that information possessed by him, acted in good faith, without willful or intentional misconduct.

The Board of Directors shall determine the budget for the maintenance, improvement, administration and repair of Lee Vista Villages Building Three and shall determine the amounts of the annual assessments and special assessments. Assessments may also include amounts necessary to cover deficiencies from the previous year. Assessments shall be fixed in proportion to the size of the Unit owned by Owner in relation to Lee Vista Villages Building Three, which shall be assessed annually or periodically, if needed, in the case of special assessments, and may be collected on a monthly, quarterly, or annual basis, as the Board may desire.

#### **ARTICLE XI – BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, revoked, modified, or amended by a majority vote of the Board of Directors as provided in the Bylaws.

#### **ARTICLE XII – AMENDMENTS TO ARTICLES OF INCORPORATION**

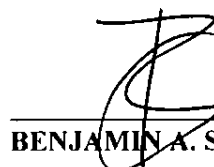
The Articles of Incorporation may be amended by an affirmative vote of seventy percent (70%) of the members of the Association. No amendment to the Articles of Incorporation shall diminish the voting rights of any members of the Association or change the manner in determining assessments without the consent of the affected member and his mortgagee(s) (if applicable).

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.

  
BENJAMIN A. SWIFT, Registered Agent

Dated May 4, 2015

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.

  
BENJAMIN A. SWIFT, Incorporator

Dated May 4, 2015

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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AND  
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