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Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
LAKE SYLVAN OAKS HOMEOWNERS ASSOCIATION, INC

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**ARTICLES OF INCORPORATION OF
LAKE SYLVAN OAKS HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I
NAME**

The name of this corporation shall be LAKE SYLVAN OAKS 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 Lake Sylvan Oaks, as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Seminole 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 Incentive Properties, 498 Palm Springs Dr. Ste. 370, Altamonte Springs, FL 32701.

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ARTICLE V
REGISTERED OFFICE AND AGENT

Joseph Schwartz, whose address is c/o Incentive Properties, 498 Palm Springs Dr. Ste. 370, Altamonte Springs, FL 32701, 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>
Joseph Schwartz	c/o Incentive Properties 498 Palm Springs Dr. Ste. 370 Altamonte Springs, FL 32701
Winston Schwartz	3528 Legacy Hills Court Longwood, FL 32779
Lindsay Schwartz	c/o Incentive Properties 498 Palm Springs Dr. Ste. 370 Altamonte Springs, FL 32701

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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:

<u>Name/Office:</u>	<u>Address:</u>
Joseph Schwartz/President	c/o Incentive Properties 498 Palm Springs Dr. Ste. 370 Altamonte Springs, FL 32701
Winston Schwartz/Vice President	3258 Legacy Hills Court Longwood, FL 32779
Lindsay Schwartz/Secretary	c/o Incentive Properties 498 Palm Springs Dr. Ste. 370 Altamonte Springs, FL 32701
Winston Schwartz /Treasurer	3258 Legacy Hills Court Longwood, FL 32779

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.

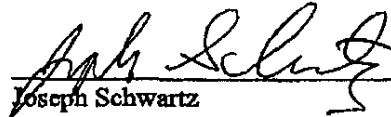
ARTICLE XII
INCORPORATOR

The name and address of the Incorporator of the Association is: Name: Joseph Schwartz;
Address: c/o Incentive Properties, 498 Palm Springs Dr. Ste. 370, Altamonte Springs, FL 32701.

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IN WITNESS WHEREOF, the undersigned has signed these Articles this 5th day of September, 2015



Joseph Schwartz

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**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.

LAKE SYLVAN OAKS 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 498 Palm Springs Dr. Ste. 370, Altamonte Springs, FL 32701, has named Joseph Schwartz, 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.



Joseph Schwartz

Dated: September 15 2015

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