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Articles

1.

Reems Road Development Stormwater Facilities
(CORPORATE NAME AND DOCUMENT #)
Maintenance Association, Inc

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

5.

(CORPORATE NAME AND DOCUMENT #)

6.

(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

ARTICLES OF INCORPORATION
OF
REAMS ROAD DEVELOPMENT STORMWATER
FACILITIES MAINTENANCE ASSOCIATION, INC.

The undersigned, acting as incorporator of a Florida corporation under the Florida General Corporation Act, Chapter 617, Florida Statutes, adopts the following Articles of Incorporation for such corporation:

ARTICLE I. NAME

The name of the corporation is REAMS ROAD DEVELOPMENT STORMWATER FACILITIES MAINTENANCE ASSOCIATION, INC. and the principal address for the corporation is 8525 Redleaf Lane, Orlando, Florida 32819.

ARTICLE II. DURATION

The corporation shall have perpetual existence unless sooner dissolved according to law. However, if the corporation is dissolved, then the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and, if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to this corporation.

ARTICLE III. PURPOSE

The corporation is organized for the following purposes:

- A. to own Tracts A, and C, in REAMS ROAD DEVELOPMENT, a subdivision to be recorded in the Public Records of Orange County, Florida (the "Subdivision");
- B. to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas with respect to the Subdivision;
- C. to comply with its obligations as set forth in the Declarations of Easement, Covenants, Conditions and Restrictions regarding the Subdivision to be recorded in the Public Records of Orange County, Florida; and
- D. for such other purposes as authorized by Florida law.

ARTICLE IV. QUALIFICATION

The qualifications for members and the manner of their admission are stated in the

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ORANGE COUNTY, FLORIDA

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By-Laws of the Corporation.

ARTICLE V. FUNCTIONS & DUTIES

The function and duties of the corporation are to:

- (1) Regulate and govern the maintenance, operation and repair of the stormwater management system facilities within the Subdivision;**
- (2) Enforce the rules and regulations of this corporation by mandatory fines and liens upon the members' lots and through any other remedy available at law;**
- (3) Charge and collect dues for maintaining, repairing and replacing the common storm water facilities and other property and improvements as may be more particularly described in a Declaration of Easements, Covenants, Conditions and Restrictions affecting the Subdivision and recorded in the Public Records of Sumter County, Florida.**
- (4) Place a lien against members' lots in order to collect unpaid dues or assessments.**

ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 549 Wymore Road, North, Suite 109, Maitland, Florida 32751 and the name of the initial registered agent for the corporation at the address is Jeffrey A. Icardi.

ARTICLE VII. INITIAL BOARD OF DIRECTORS

The corporation shall have three (3) directors initially, who shall manage the corporation until such time as the organizational meeting of the member is held. Directors shall be appointed pursuant to the By-Laws of the corporation. The number of directors may be increased or diminished as provided in the by-laws of the corporation, but the number of directors shall never be less than three (3). The name and address of the initial directors of the corporation are:

**Karam V. Duggal
8525 Redleaf Lane
Orlando, Florida 32819**

**Anita Duggal
8525 Redleaf Lane
Orlando, Florida 32819**

**Jeffrey A. Icardi
549 Wymore Road, North, Suite 109
Maitland, Florida 32751**

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ARTICLE IX. INCORPORATOR

The name and address of the person signing these Articles is:

Jeffrey A. Icardi
549 Wymore Road North, Ste. 109
Maitland, FL 32751

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this

6 day of January, 2016.

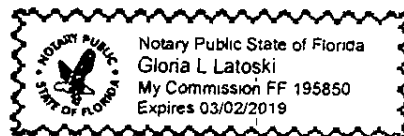

INCORPORATOR

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, authorized to take acknowledgments in the State and County stated above, personally appeared JEFFREY A. ICARDI known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid, this 6th day of January, 2016.


NOTARY PUBLIC
My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA

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

In pursuance of Section 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that REAMS ROAD DEVELOPMENT STORMWATER FACILITIES MAINTENANCE ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation, in the City of Orlando, the County of Orange, State of Florida, has named Jeffrey A. Icardi, located at 549 Wymore Road, North, Suite 109, City of Maitland, County of Orange, State of Florida, as its agent to accept service of process within this state.

BY: _____

Jeffrey A. Icardi

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

BY: _____

Registered Agent

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