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OFFICE OF CORPORATIONS  
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03/30/16

370 CenterPointe Circle  
Suite 1136  
Altamonte Springs, FL 32701

# EMERSON International, Inc.

Tel (407) 332-4480  
Fax (407) 332-4787

March 23, 2016

**VIA FEDERAL EXPRESS PRIORITY OVERNIGHT DELIVERY**

Florida Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301  
(850) 245-6052

Re: Formation of Not for Profit Corporation  
Name of Corporation: Homeowners Association of Twin Lakes, Inc.

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Dear Sir or Madam:

Enclosed please find my check in the amount of \$87.50 representing your fee for filing the enclosed Articles of Incorporation for the formation of Homeowners Association of Twin Lakes, Inc., a Florida not-for-profit corporation, and your costs for a certified copy of the Articles of Incorporation and a Certificate of active status.

Please return the certified copy and Certificate to me by Federal Express in the enclosed, prepaid, self-addressed Federal Express envelope.

Thank you for your assistance in this matter. If you have any questions, please feel free to call me at (407) 332-4480.

Sincerely,



Colleen Bolena  
Legal Manager

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** HOMEOWNERS ASSOCIATION OF TWIN LAKES, INC.

(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** EMERSON INTERNATIONAL, INC.

\_\_\_\_\_  
Name (Printed or typed)

370 CENTERPOINTE CIR STE 1136

\_\_\_\_\_  
Address

ALTAMONTE SPRINGS FL 32701-3451

\_\_\_\_\_  
City, State & Zip

(407) 332-4480

\_\_\_\_\_  
Daytime Telephone number

CBOLENA@EMERSON-US.COM

\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION  
FOR  
HOMEOWNERS ASSOCIATION OF TWIN LAKES, INC.**

The undersigned incorporator, for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, hereby adopts the following Articles of Incorporation (these "Articles"):

**ARTICLE 1  
NAME OF CORPORATION AND ADDRESS OF INITIAL PRINCIPAL OFFICE**

The name of the corporation shall be **HOMEOWNERS ASSOCIATION OF TWIN LAKES, INC.** The principal address of this corporation is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701.

**ARTICLE 2  
PURPOSE, POWERS AND DUTIES**

The purposes for which this corporation is organized are as follows:

1. to serve as the Homeowners' Association for the Twin Lakes residential community (the "**Community**") as provided for in Chapter 720, Florida Statutes;
2. to take title, operate, administer, manage, lease, convey and maintain the assets and property of this corporation as such are dedicated to or made the responsibility of this corporation for the Community by recorded plat, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Twin Lakes Residential Properties to be recorded in the Public Records of Osceola County, Florida (as amended, supplemented and/or restated from time to time, the "**Declaration**"), these Articles, the Bylaws of this corporation (as amended, supplemented and/or restated from time to time, the "**Bylaws**") or as otherwise provided in the Declaration;
3. to enforce the Declaration and perform all duties and responsibilities imposed upon this corporation by the Declaration; and
4. to carry out all duties placed upon it by these Articles, the Bylaws, the Declaration and/or Florida law.

The Association shall have (by way of example and not limitation) the following powers and fulfill the following duties:

- A. all common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles, the Bylaws and the Declaration;
- B. to administer and to enforce the provisions of these Articles, the Bylaws and the Declaration and all powers reasonably necessary to carry out the responsibilities and duties conferred upon it by these Articles, the Bylaws and the Declaration;
- C. to operate, maintain and manage the Common Areas (as defined in the Declaration),

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and any other areas of responsibility under this corporation's control, including, without limitation, operating, maintaining and managing the stormwater management system(s) serving the Community in a manner consistent with the requirements of the permit therefor issued by the South Florida Water Management District, applicable rules of the South Florida Water Management District and requirements of Osceola County and the City of St. Cloud, as applicable, and shall assist in the enforcement of the restrictions and covenants contained in the Declaration which relate to surface water or the stormwater management system;

- D. levy and collect adequate assessments against Members (as defined in the Declaration) of this corporation for the costs of operating, maintaining and managing the Common Areas and any other areas of responsibility under this corporation's control; and
- E. levy and collect adequate assessments against Members for the costs of operating, maintaining and managing the stormwater management system(s), which assessments shall be used for the maintenance and repair of the stormwater management system(s), including, but not limited to, work within retention areas, drainage structures and drainage easements.

### **ARTICLE 3 MEMBERSHIP/VOTING**

This corporation shall have two (2) classes of voting membership as provided for in the Bylaws and in the Declaration.

### **ARTICLE 4 DIRECTORS**

Number and Qualification. The property, business, and affairs of this corporation shall be managed by a Board of Directors initially consisting of three directors and thereafter consisting of the number of directors provided for in the Bylaws and/or the Declaration.

Election. Directors of this corporation shall be elected in the manner determined by and subject to the qualifications set forth in the Bylaws and/or the Declaration.

Removal and Filling of Vacancies. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided for in the Bylaws and/or the Declaration.

Declarant-Appointed Directors. Declarant (as defined in the Declaration) has appointed the initial directors named below, and shall have the right to appoint their replacements, who shall hold office for the terms and until such times as described in the Bylaws and/or the Declaration.

Initial Directors. The names of the initial directors of this corporation, who shall hold office until their successors are elected and have taken office as provided for in the Bylaws and/or the Declaration, are as follows:

M. Scott Stearns

Robert T. Hutson II

Olaf Nillies

**ARTICLE 5  
EXISTENCE, DURATION AND TERMINATION**

Existence of this corporation shall commence with the filing of these Articles with the Florida Secretary of State. The Association shall exist in perpetuity, unless terminated as provided in the Bylaws or the Declaration. In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the stormwater management system(s) must be transferred to and accepted by an entity which complies with Rule 62-330.310, **Florida Administrative Code**, and be approved in writing by the South Florida Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE 6  
INCORPORATOR**

The name and address of the Incorporator of this corporation is Jonathan Claber whose business address is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701-3451.

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 §817.155, **Florida Statutes**.

Signature: \_\_\_\_\_



Print Name: Jonathan Claber, Incorporator

Dated on March 22, 2016

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DIVISION OF CORPORATIONS

**ARTICLE 7  
NAME AND ADDRESS OF REGISTERED AGENT**

The initial registered agent of this corporation shall be Colleen Bolena whose business address is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, FL 32701-3451.

**ACCEPTANCE BY REGISTERED AGENT**

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.

Signature: \_\_\_\_\_



Print Name: Colleen Bolena, Registered Agent

Dated on: March 22, 2016