

N16000 004084

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

RECEIVED APR 18 2016

Office Use Only



800284564268

04/19/16--01005--007 **78.75

DEPT OF STATE
17 APR 21 11

2 04/21/16

JOSEPH E. SEAGLE*

* Admitted in the District of Columbia,
North Carolina, South Carolina, &
Florida

JOSEPH E. SEAGLE, P.A.

ATTORNEY AT LAW
924 West Colonial Drive
Orlando, Florida 32804

Telephone: (407) 770-0100
Facsimile: (407) 770-0200

April 15, 2016

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

RE: Le Reve Homeowners' Association, Inc.

Gentlemen:

Enclosed are Articles of Incorporation regarding the above-referenced company. We also enclose our check in the amount of \$78.75 for your filing fees.

Please file these documents at your earliest convenience and return a certified copy to our office.

If there are any questions or problems, please do not hesitate in contacting us. Until then, I remain,

Cordially Yours,

JOSEPH E. SEAGLE, P.A.



Joseph E. Seagle
For the Firm

Enclosures.

REAL ESTATE, BANKRUPTCY, COLLECTIONS, & BUSINESS LAW



JOSEPH E. SEAGLE, P.A.
ATTORNEYS AT LAW

ARTICLES OF INCORPORATION
FOR
LE REVE HOMEOWNERS' ASSOCIATION, INC.

A Non-Profit Corporation

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, a resident of the State of Florida, and of full age, this day executes this Articles of Incorporation for the purpose of forming a corporation not for profit, and does hereby certify;

ARTICLE I

The name of the corporation is LE REVE HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation (hereafter called the "Neighborhood Association").

ARTICLE II

The principal office of the Neighborhood Association is located at 2211 West Washington Street, Suite B, Orlando, Florida 32804.

ARTICLE III

Thiago Franzese, whose address is 2211 West Washington Street, Suite B, Orlando, Florida 32804, is hereby appointed the initial registered agent of this Neighborhood Association.

ARTICLE IV

DEFINITIONS

All terms used in these Articles shall have the same meaning as defined in the Neighborhood Declaration of Covenants, Conditions, Easements and Restrictions for Le Reve Phase I, as the same may be amended and supplemented from time to time ("Neighborhood Declaration"), unless these Articles specifically provide otherwise, or unless the context dictates a contrary meaning.

ARTICLE V

PURPOSE AND POWERS OF THE NEIGHBORHOOD ASSOCIATION

The Neighborhood Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots and Common Areas, if any, within the Property, and to promote the health, safety and welfare of the residents of the Property for the following purposes:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Neighborhood Association as set forth in the Neighborhood Declaration applicable to the Property and recorded (or to be recorded) in the Office of Clerk of the Court for Osceola County, Florida, as the same may be amended from time to time as therein provided;

(b) to fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Neighborhood Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Neighborhood Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Neighborhood Association, if any;

(c) to acquire (by gift, purchase or otherwise), own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property of the Neighborhood Association, if any, in connection with the affairs of the Neighborhood Association;

(d) to borrow money, and with the approval of at least two-thirds (2/3) of the Board and the consent of Declarant (to the extent Declarant still owns any portion of the Property), the power and authority to mortgage the property of the Neighborhood Association, if any, and to pledge the revenues of the Neighborhood Association as security for loans made to the Neighborhood Association which loans shall be used by the Neighborhood Association in performing its functions;

(e) to dedicate, sell or transfer all or any part of the Common Area, if any, to any governmental unit, public utility, or private party approved by at least two-thirds (2/3) of the Board and (to the extent Declarant still owns any portion of the Property) Declarant;

(f) to operate and maintain the Common Area, if any, in accordance with the Neighborhood Declaration;

(g) to have and exercise any and all powers, rights and privileges which a corporation organized under the Florida Corporation Not For Profit Corporation Act by law may now or hereafter have or exercise; and

(h) to have and exercise any and all powers, rights and privileges set forth under the Neighborhood Declaration and the Bylaws.

ARTICLE VI

MEMBERSHIP

Every person or entity other than the Neighborhood Association who is a record owner of a fee or undivided fee interest of any Lot which is subject to the Neighborhood Declaration, and thus to assessment by the Neighborhood Association, shall be a Member of the Neighborhood Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Neighborhood Association.

ARTICLE VII

VOTING RIGHTS

The Neighborhood Association shall have two classes of voting membership:

Class A: Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When any Lot entitling the Owner to membership in the Neighborhood Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership, tenants by the entireties, or in any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same

property, then unless the instrument or order appointing them or creating the tenancy otherwise directs and it or a copy thereof is filed with the Secretary of the Neighborhood Association, such Owner shall select one official representative to qualify for voting in the Neighborhood Association and shall notify in writing the Secretary of the Neighborhood Association of the name of such individual. The vote of the individual shall be considered to represent the will of all the Owners of that property. In the circumstance of such common ownership, if the Owners fail to designate their voting representative then the Neighborhood Association may accept the person asserting the right to vote as the voting Owner until notified to the contrary by the other Owners of such Lot. Upon such notification, the Owner may not vote until the Owner(s) appoint their representative pursuant to this paragraph.

Class B: The Class B Member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership once Turnover has occurred.

ARTICLE VIII

BOARD OF DIRECTORS

Section 1. Number. Until Turnover of control by the Class B Member, the affairs of this Neighborhood Association shall be managed by a Board of not less than three (3) Directors, who need not be Members of the Neighborhood Association and who shall be appointed by the Declarant. After Turnover and for so long as Declarant owns at least five percent (5%) of the Lots platted or to be platted in the Properties, the Declarant shall be entitled to appoint one member of the Board. At such time as Declarant no longer owns any Lots within the Properties, the number of Directors may be increased or decreased by amendment to these Articles, provided there shall never be less than three (3) Directors. All affairs of the Neighborhood Association shall be governed by the affirmative vote of a majority of the Directors in attendance at a duly called meeting unless otherwise specifically provided for in the Neighborhood Declaration.

Section 2. Term. Directors shall be appointed to serve for three (3) year terms, unless a Director sooner dies, resigns, or is removed. There shall be no limit to the number of terms any one Member may serve as a director.

Section 3. Initial Directors. The names and addresses of the persons who are appointed by Declarant to act in the capacity of directors are:

Denise Gragnani Scozzafave, 6107 Waterside Island Lane, Winter Garden, FL 34787

Marcia Camargo Franzese, 8264 Maritime Flag Street, Unit 1408, Windermere, FL 34786

Thiago Franzese, 14857 Speer Lake Drive, Winter Garden, FL 34787

ARTICLE IX

OFFICERS

The initial officers of the Master Association shall be:

PRESIDENT: Thiago Franzese, 14857 Speer Lake Drive, Winter Garden, FL 34787

VICE PRESIDENT: Marcia Camargo Franzese, 8264 Maritime Flag Street, Unit 1408, Windermere, FL 34786

SECRETARY and TREASURER: Denise Gragnani Scozzafave, 6107 Waterside Island Lane, Winter Garden, FL 34787

ARTICLE X

DISSOLUTION

The Neighborhood Association may only be dissolved upon termination of the Neighborhood Declaration as set forth therein. Upon dissolution of the Neighborhood Association, other than incident to a merger or consolidation, the assets of the Neighborhood Association, if any, including, but not limited to the Common Property, if any, shall be transferred to another not for profit corporation or appropriate public agency having similar purposes. If no such not for profit corporation or agency will accept such property then it will be conveyed to a Trustee appointed by the Circuit Court of Osceola County, Florida, which Trustee shall sell the Common Property free and clear upon terms established by the Circuit Court of Osceola County, Florida. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on the Common Property, if any, then for the payment of any obligations incurred by the Trustee in the operation, maintenance, repair and upkeep of the Common Property. The excess of proceeds, if any, from Common Property shall be distributed among Owners in a proportion that is equal to the proportionate share of such Owners' obligation to contribute to Common Area expenses, if any.

ARTICLE XI

DURATION

The corporation shall exist perpetually.

ARTICLE XII

INCORPORATOR

The names and addresses of the incorporators are as follows:

Thiago Franzese, 14857 Speer Lake Drive, Winter Garden, FL 34787

ARTICLE XIII

AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of two-thirds (2/3) of the Board. Such amendment shall be recorded in the Public Records of Osceola County, Florida.

ARTICLE XIV

FHA/VA APPROVAL

Notwithstanding anything herein to the contrary, as long Residential Units are being developed on the Property, Declarant may require the following actions to be approved in advance by (i) Department of Housing and Urban Development, and (ii) the Federal Housing Administration (and/or the Veterans Administration): annexation of additional real property to the Property; dedication of Common Area, if any; and amendment of the Neighborhood Declaration. Furthermore, to the extent it is required as a condition of obtaining approval

by FHA/VA that Declarant make modifications to the Neighborhood Declaration, then Declarant shall have the right to so modify the Neighborhood Declaration without the necessity of joinder of the Board or any Owner or other party who may be affected.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Neighborhood Association, has executed these Articles of Incorporation this 14th day of April, 2016

Thiago F
Thiago Franzese, Incorporator

ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been designated as agent for service of process on Le Reve Homeowners' Association, Inc. within the State of Florida, at the place designated in Article III of the foregoing Articles of Incorporation, accepts the appointment as registered agent for Le Reve Homeowners' Association, Inc. and is familiar with and accepts the obligations of this position.

Thiago F
Thiago Franzese, Registered Agent

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Thiago Franzese. He is personally known to me or has produced _____ as identification.

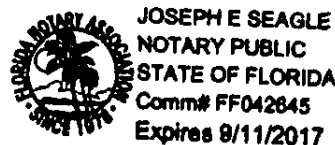
[Signature]
Notary Public – State of Florida

Print Name: Joseph E. Seagle

Commission No.: FF 042645

My Commission Expires: 9/11/17

[Official Seal]



15 APR 2015 10:12 AM
NOTARY PUBLIC