

COVER LETTER

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

SUBJECT: THE COURTYARDS AT LAKE SUZY HOME OWNERS ASSOCIATION, 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: DAVID SHEPARD
Name (Printed or typed)

12135 SW EGRET CIRCLE
Address

LAKE SUZY, FL 34269
City, State & Zip

941-380-7708
Daytime Telephone number

dave@LAKESUZY.COM
E-mail address: (to be used for future annual report notification)

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 2, 2017

DAVID SHEPARD
12135 SW EGRET CIRCLE
LAKE SUZY, FL 34269

SUBJECT: THE COURTYARDS AT LAKE SUZY HOME OWNERS
ASSOCIATION, INC.
Ref. Number: W17000009601

We have received your document for THE COURTYARDS AT LAKE SUZY HOME OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Valerie Herring
Regulatory Specialist II
New Filing Section

Letter Number: 517A00002117

**ARTICLES OF INCORPORATION
OF
THE COURTYARDS AT LAKE SUZY HOME OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation under the Florida Not For Profit Corporation Act, hereby adopts the following Articles of Incorporation.

**ARTICLE ONE
NAME**

The name of the corporation is **THE COURTYARDS AT LAKE SUZY HOME OWNERS ASSOCIATION, INC.**

**ARTICLE TWO
PRINCIPAL OFFICE**

The street address of the principal office of the Corporation is **12135 S.W. Egret Circle, Lake Suzy, Florida, 34269.** The mailing address is the same.

**ARTICLE THREE
PURPOSE AND POWERS**

- (A) The specific primary purpose for which the Corporation is organized is to provide an entity pursuant to Chapter 617 and 720, F.S., for the maintenance, preservation and architectural control of the residence lots and common areas within The Courtyards at Lake Suzy, a subdivision to be located in DeSoto County, Florida, and to promote the health, safety, and welfare of the residents within the above described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.
- (B) The activities of the Association shall be financed by assessments on the members as provided in the Declaration of Covenants, Conditions and Restrictions applicable to the subdivision, to be recorded in the public records of DeSoto County, Florida.

FILED
2017 FEB 15 PM 4:17
CLERK OF DISTRICT COURT
ALACHUA COUNTY FLORIDA

- (C) The Corporation shall have all of the common-law and statutory powers of a corporation not in conflict with the terms of these Articles of Incorporation or Chapter 617 and 720, F.S.
- (D) The Corporation shall have all of the powers and duties reasonably necessary to maintain, manage and operate the surface water management system facilities and the subdivision common property pursuant to these Articles, the Corporation's Bylaws and the Declaration of Covenants, Conditions and Restrictions (the Declaration), as they may be amended from time to time.

The Corporation shall have and exercise any and all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

ARTICLE FOUR EXISTENCE OF THE CORPORATION

The Corporation shall have perpetual existence. If, however, the corporation ceases to exist, any governmental authority may assume the duties of the corporation to maintain the surface water management system and other subdivision common property.

ARTICLE FIVE DIRECTORS

The directors of the corporation shall be elected in the manner set forth in the Bylaws of the Corporation.

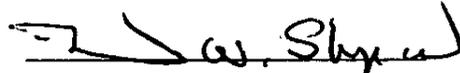
ARTICLE SIX INITIAL REGISTERED AGENT AND ADDRESS

As set forth in the registered agent's written acceptance which is delivered to the Department of State with these Articles of Incorporation, the name and address of the initial registered agent for the corporation is David W. Shepard, 12135 SW Egret Circle, Lake Suzy, Florida 34269.

**ARTICLE SEVEN
INCORPORATION**

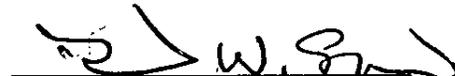
The name and address of the incorporator is David W. Shepard, 12135 SW Egret Circle, Lake Suzy, Florida 34269.

The undersigned has executed these Articles of Incorporation this 10th day of February, 2017.


David W. Shepard, Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned, who has been designated registered agent and to accept service of process for the above corporation, affirms that his name is David W. Shepard, and the address for the registered office of the corporation is 12135 SW Egret Circle, Lake Suzy, Florida, 34269. I hereby accept the appointment as registered agent and do hereby agree to act in this capacity. I further agree to comply with the provisions of all statues relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


David W. Shepard

Date 2/10/17

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2017 FEB 15 PM 4:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA