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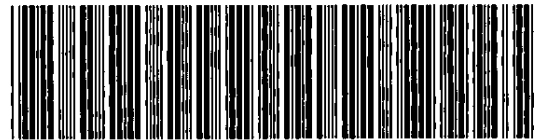
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June 30, 2017

PLEASE REPLY TO:
LAKE PLACID
SEBRING



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

Re: Estates at Lake Regency Owner's Association, Inc.
Our File No. 7034-001

Gentlemen:

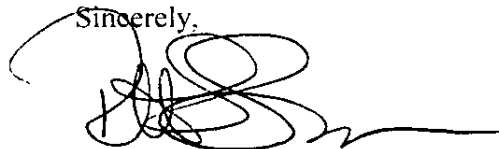
Enclosed please find the original and one copy of the proposed Articles of Incorporation for Estates at Lake Regency Owner's Association, Inc., a non-profit corporation. Please approve and file the original, file stamp the copy and return it to us along with the charter number.

Also enclosed please find our check for your charges as follows:

Articles of Incorporation	\$ 35.00
Registered Agent's Designation	<u>35.00</u>
Total	<u>\$ 70.00</u>

If you have any questions or if anything further is required, please contact me.

Sincerely,



Robert S. Swaine

RSS/tw

Enc.

xc: James LaBate

**ARTICLES OF INCORPORATION
OF
ESTATES AT LAKE REGENCY OWNERS ASSOCIATION, INC.
(a non-profit corporation)**

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a non-profit corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this corporation is:

ESTATES AT LAKE REGENCY OWNERS ASSOCIATION, INC.

ARTICLE II. PURPOSES AND POWERS

The purposes and powers of the corporation are:

(a) To operate, maintain and manage the stormwater management system (in Estates at Lake Regency in a manner consistent with the requirements of the Southwest Florida Water Management District and applicable District rules, and assist in the enforcement of the restrictions and covenants contained in the Declaration of Covenants and Restrictions for Estates at Lake Regency.

(b) To levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the stormwater management system.

(c) To use the assessments for the maintenance and repair of the stormwater managements system and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

(d) To maintain and operate the Estates at Lake Regency common property in Highlands County, Florida, and to collect assessments for maintenance, management and other matters, in accordance with the terms of these articles of incorporation, the by-laws of this corporation, and the Declaration of Covenants and Restrictions recorded in the public records of Highlands County, Florida. The corporation shall be conducted as a non-profit corporation.

(e) To own, rent, lease, operate and maintain sufficient assets to carry out the purposes hereinabove expressed.

(f) To receive donations, gifts, or bequests of money or other property, and to accept the same, subject to such conditions or trusts as may be attached thereto, and to obligate itself to perform and execute, and to perform and execute any and all such conditions or trusts.

(g) To contract debts and to borrow money and issue notes and other evidences of indebtedness.

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(h) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes or powers set forth in this article, and to do all other things incidental thereto or connected therewith, which are not forbidden by law or these articles of incorporation.

(i) To carry out any of the purposes or powers set forth in this article in any state, territory, district, or possession of the United States of America, or in any foreign country, to the extent that such purposes are not forbidden by the law of such place.

(j) To sue and be sued.

(k) To contract for services to provide for the operation and maintenance of the stormwater managements system.

(l) The purposes or powers set forth in this article are not in limitation of the general powers conferred by the non-profit corporation law of the State of Florida.

ARTICLE III. MEMBERS

The owners of all Tracts in Estates at Lake Regency as shown on the plat thereof recorded in the Public Records of Highlands County, Florida shall be members of the corporation and no other persons or entities shall be entitled to membership. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The funds and assets of the corporation shall belong solely to the corporation subject to the limitation that the same be expended, held or used for the benefit of the Membership and for the purposes authorized herein, in the by-laws which may be hereafter adopted, and in the Declaration of Covenants and Restrictions and any amendments thereto recorded in the Public Records of Highlands County, Florida.

ARTICLE IV. TERM OF EXISTENCE

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State in Tallahassee, Florida. The corporation shall thereafter exist in perpetuity. In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the Facilities must be transferred to and accepted by an entity which complies with Rule 62-330.310, Florida Administrative Code, and Applicant's Handbook Volume I, Section 12.3, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE V. ADDRESS

The street address of the principal office of the corporation in the State of Florida is 2744 E. Commercial Blvd., Ft. Lauderdale, FL 33308. The Board of Directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other place or places as may be designated by the Board of Directors.

ARTICLE VI. OFFICERS

The affairs of the corporation are to be managed by a President and Secretary-Treasurer and such other officers as may be provided in the by-Laws, who shall be elected at the annual meeting of the members on the first day of November. Officers who are to serve until the next election of officers are:

<u>Name:</u>	<u>Address:</u>	<u>Office:</u>
James LaBate	2744 E. Commercial Blvd. Ft. Lauderdale, FL 33308	President
James R. Hayes	5572 NW 80th Ter. Parkland, FL 33067	Secretary-Treasurer

ARTICLE VII. DIRECTORS

The corporation shall be managed by a board of not less than three directors. Directors who are to serve until the first election of directors are:

<u>Name:</u>	<u>Address:</u>
James LaBate	2744 E. Commercial Blvd. Ft. Lauderdale, FL 33308
James R. Hayes	5572 NW 80th Ter. Parkland, FL 33067
Pamela E. Hayes	5572 NW 80th Ter. Parkland, FL 33067

The Directors shall be elected by the method stated in the bylaws of this corporation.

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

JAMES LaBATE
2744 E. Commercial Blvd.
Ft. Lauderdale, FL 33308

ARTICLE IX. AMENDMENT OF ARTICLES OF INCORPORATION AND BY-LAWS

The corporation reserves the right to amend, alter, change or appeal any provision contained in these articles of incorporation in the manner now or hereafter prescribed by law. Each amendment must be approved by a majority of the members entitled to vote thereon and,

any proposed amendment that purports to alter the obligation of the corporation to maintain the stormwater management system, must have written approval of the Southwest Florida Water Management District.

ARTICLE X. NON-PROFIT CHARACTER

This corporation is one which does not contemplate pecuniary gain or profit to the members, directors or officers. Upon dissolution of the corporation all corporate assets remaining after payment of all liabilities shall be distributed to charitable, religious, scientific, literary or educational organizations. The private property of the members shall not be subject to the payment of corporate debts of the corporation; provided that this provision shall not in any manner limit the obligation of each member unto the corporation as set forth and contained in the Articles of Incorporation, the By-Laws which may be hereafter adopted, and the Declaration of Covenants and Restrictions; or limit the right of the corporation to levy and assess members for their proportionate share of the expenses of the corporation, and to enforce collection of such assessments in such manner as may be reserved to the corporation in the Articles, said By-laws and the Declaration of Covenants and Restrictions.

ARTICLE XI. REGISTERED OFFICE AND REGISTERED AGENT

The corporation hereby designates 425 South Commerce Avenue, Sebring, Florida 33870 as its registered office and **ROBERT S. SWAINE** as its registered agent, who is located at the same address for service of process.

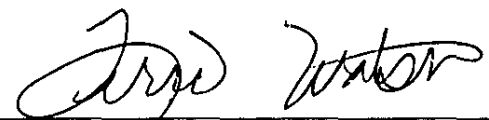
IN WITNESS WHEREOF, I, the undersigned Incorporator, have hereunto set my hand and seal this 30 day of June, 2017, for the purpose of forming this non-profit corporation under the laws of the State of Florida, and I hereby make and file in the office of the Secretary of State of the State of Florida, these Articles of Incorporation, and certify that the facts herein stated are true.


JAMES LaBATE, Subscriber

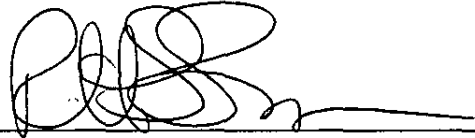
STATE OF FLORIDA
COUNTY OF DeKalb

I HEREBY CERTIFY that on this 30 day of June, 2017, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared **JAMES LaBATE**, to me known to be the person who produced His driver license as identification.




Notary Public
(affix notarial seal)

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 provision of said Act relative to keeping open said office.

A handwritten signature in black ink, appearing to read 'R. S. Swaine', written over a horizontal line.

ROBERT S. SWAINE, Registered Agent

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