

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

Gatherings of Lake Nona Master Association, Inc.

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**ARTICLES OF INCORPORATION
OF
GATHERINGS OF LAKE NONA MASTER ASSOCIATION, INC.**

THE UNDERSIGNED INCORPORATOR, being a natural person competent to contract, for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, does hereby adopt, subscribe and acknowledge the following Articles of Incorporation.

ARTICLE I. NAME; DEFINITIONS

The name of the corporation Association shall be Gatherings of Lake Nona Master Association, Inc. ("Master Association"). All capitalized terms contained in this instrument shall have the same defined meaning as contained in the Master Declaration of Covenants and Restrictions for Gatherings of Lake Nona ("Master Declaration"), unless otherwise provided to the contrary.

ARTICLE II. PURPOSE AND POWERS

Section 1. Purpose. The purpose for which the Master Association is organized is to provide an entity for the operation and governance of the Common Property of the Community, as located upon lands in Orange County, Florida, said property being described in the recorded Master Declaration. The Master Association shall not be operated for profit and shall make no distribution of income to its members, directors or officers.

Section 2. Powers. The Master Association shall have all of the common-law and statutory powers of a Master Association not-for-profit which are not in conflict with the terms of these Articles.

The Master Association shall have all of the powers and duties contemplated in the Master Declaration and the Act (as applicable) together with all of the powers and the duties reasonably necessary to operate the Common Property pursuant to the Master Declaration and the Governing Documents. The powers and duties, which the Bylaws may set forth in more detail, shall include, but shall not be limited to, the following specific powers and duties:

(a) To make and collect Assessments against members as Owners to defray the costs, expenses and losses of the Master Association against Owners as the Master Declaration shall provide, and to enforce such levy of Assessments through a lien and the foreclosure thereof or by other action pursuant to the Master Declaration.

(b) To use the proceeds of the Assessments in the exercise of its powers and duties, and as provided in the Master Declaration.

(c) To maintain, repair, replace and operate the Common Property.

(d) To purchase insurance and enter into contracts for services, utilities and other purposes as may be deemed appropriate.

(e) To reconstruct improvements after casualty and further improve the Common Property.

(f) To make and amend reasonable rules and regulations.

(g) To perform such functions as may be specified in the Governing Documents.

(h) To enforce by legal means the applicable provisions of the Act and the Governing Documents.

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(i) To employ personnel to perform the services required for proper operation of the Common Property.

(j) To lease, maintain, repair and replace the Common Property pursuant to the Master Declaration.

(k) To acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities and to pay the rental, membership fees, operational, replacement and other expenses as Common Expenses.

(l) To exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by the applicable laws of the State of Florida.

(m) To contract for the management and maintenance of the Common Property and to authorize a management agent to assist the Master Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, and other sums due from Owners, preparation of records, enforcement of rules and maintenance, repair and the replacement of the Common Property with funds as shall be made available by the Master Association for such purposes. The Master Association and its officers shall, however, retain at all times the powers and duties granted by the Governing Documents and the Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Master Association.

(n) To bring suit as may be necessary to protect the Master Association's interests, the interests of the Master Association's Members, or the Common Property, and to be sued.

ARTICLE III. DEVELOPER

Beazer Homes, LLC, a limited liability company organized under the laws of Delaware, shall make and declare or has made and declared that certain Master Declaration of Covenants and Restrictions for Gatherings of Lake Nona which submits certain real property to its scope and the governance of the Master Association

ARTICLE IV. TERM

The term for which this Master Association shall exist shall be perpetual.

ARTICLE V. INCORPORATOR

The name and address of the incorporator of this Master Association is as follows:

Robert S. Freedman
Carlton Fields Jordan Burt, P.A.
4221 W. Boy Scout Blvd., Suite 1000
Tampa, Florida 33607

ARTICLE VI. OFFICERS

The officers of the Master Association shall be a President, Vice President, Secretary and Treasurer and such other officers as the Board may from time to time determine. The officers of this Master Association shall be elected for a term of 1 year (unless otherwise provided in the Bylaws), and until a successor shall be elected and qualified, by the Board at their annual meeting and in accordance with the provisions provided therefor in the Bylaws of the Master Association.

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The names of the persons who shall serve as the first officers are:

Nora Schuster - President

Daniel Lemus - Vice-President

Melissa Reid - Secretary/Treasurer

ARTICLE VII. DIRECTORS

The affairs of the Master Association shall be managed by a board of directors composed of not less than 3 directors. Until Transfer of Control, Declarant shall be entitled to designate non-member directors to the extent permitted by the Act. The first Board shall be comprised of 3 persons who shall serve until their respective successors are elected (or designated) and qualified. The names and addresses of the members of the Board who shall serve as the first Directors are:

Nora Schuster	2600 Maitland Center Parkway, Suite 265 Maitland, Florida 32751
Daniel Lemus	2600 Maitland Center Parkway, Suite 265 Maitland, Florida 32751
Melissa Reid	2600 Maitland Center Parkway, Suite 265 Maitland, Florida 32751

Transfer of control shall occur in accordance with the applicable provisions of the Act. Additionally, Developer, in its sole discretion, may elect to transfer control at an earlier time.

ARTICLE VIII. BYLAWS

The initial Bylaws of the Master Association shall be attached as an exhibit to the Master Declaration and shall be adopted by the first Board.

ARTICLE IX. MEMBERS

Membership in the Master Association shall automatically consist of and be limited to all of the record owners of Parcels. Transfer of ownership of a Parcel, either voluntary or by operation of law, shall terminate membership in the Master Association and said membership is to become vested in the transferee. If Parcel ownership is vested in more than one person then all of the persons so owning said Parcel shall be members eligible to hold office, attend meetings, etc., but the Owner(s) of each Parcel shall only be entitled to one vote as a member of the Master Association. The manner of designating voting members and exercising voting rights shall be determined by the Bylaws.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) Prior to Transfer of Control, the Board shall be entitled to consider amendments to these Articles of Incorporation and shall approve any such amendments upon not less than a majority vote of the directors (and no vote of the Master Association membership or approval by any party shall be required for such an amendment to become effective, except as may be otherwise specifically required herein).

(b) Subsequent to Transfer of Control, the Board shall adopt a resolution setting forth the proposed amendment, and the Board shall direct that it be submitted to a vote at a meeting of the

Members, which may be either the annual or a special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting. At such meeting, a vote of the total voting interests eligible to vote thereon shall be taken on the proposed amendment, and the proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the total voting interests in the Master Association.

(c) No amendment to these Articles of Incorporation shall be made which affects any of the rights and privileges provided to Declarant under the Governing Documents without the written consent of Declarant.

No amendment to these Articles of Incorporation shall be made which affects any of the rights and privileges provided to Declarant under the Governing Documents without the written consent of the Developer.

ARTICLE XI. PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Master Association shall 2600 Maitland Center Parkway, Suite 265, Maitland, Florida 32751, or at such other place or places as may be designated from time to time.

ARTICLE XII. REGISTERED OFFICE AND AGENT

Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the name and address of the Initial Registered Agent for service of process upon the Association is:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

ARTICLE XIII. INDEMNIFICATION

The Master Association shall indemnify every director and every officer, and such officer's heirs, executors and administrators, against all loss, cost and expense reasonably incurred by such officer in connection with any action, suit or proceeding to which such officer may be made a party by reason of such officer being or having been a director or officer of the Master Association, including reasonable counsel fees, except as to matters wherein such officer shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XIV. FUTURE MERGER OF ASSOCIATIONS

The Master Association governs a portion of the Community, and the Community is contemplated to contain multiple Condominiums with separate Condominium Associations or multiple Subdivisions with separate Subdivision Associations. Subsequent to Transfer of Control, in the event that only Condominiums are contained within the Community, upon a vote of not less than a majority of the total eligible voting interests in the Master Association, the Master Association may be merged into or otherwise combined with such Condominium Associations to form one overall owners association to serve the needs of the various condominiums and to achieve economies of scale in terms of governance and expenses. The provisions of this Article XIV shall be read in a manner consistent with the terms and provisions of Article X hereof.

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IN WITNESS WHEREOF, the subscribing Incorporator has hereunto set his hand and seal and caused these Articles of Incorporation to be executed this 7th day of July, 2017.

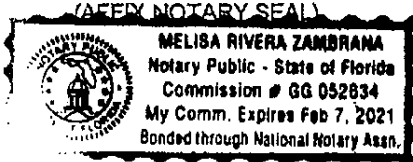

Robert S. Freedman, Incorporator


S STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7th day of July, 2017, by Robert S. Freedman, being known to me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged to me that he executed the same as his free act and deed for the uses and purposes therein set forth. He is pe

My Commission Expires:




(Legibly Printed)
Notary Public, State of Florida
GG 052634
(Commission Number, if any)

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for Gatherings of Lake Nona Master Association, Inc., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties and is familiar with and accepts the obligations of her position as registered agent.

Corporation Service Company



Deb Reeves
Assistant Vice President

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