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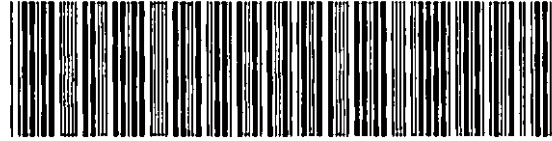
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17 AUG 28 PM 3:36
TALLAHASSEE, FLORIDA

AMAN LAW FIRM

ADVISORS • ATTORNEYS • ADVOCATES

FILED
17 AUG 23 PM 3:36

TALLAHASSEE, FLORIDA

August 24, 2017

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


**Re: Articles of Incorporation of Lake Cooper Reserve Homeowners
Association, Inc.**

Dear Sir or Madame:

Please find enclosed the original and one (1) copy of the Articles of Incorporation of Lake Cooper Reserve Homeowners Association, Inc. for filing together with Cover Letter. Also enclosed is our trust check in the amount of \$70.00.

Thank you for your assistance. If you have any questions, please do not hesitate to call.

Sincerely,



Jeffrey A. Aman

JAA:ke
Enclosures

cc: Client (via e-mail)

Our File No. C50

COVER LETTER

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

SUBJECT: Lake Cooper Reserve Homowners 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: Jeffrey A. Aman

Name (Printed or typed)

282 Crystal Grove Blvd.

Address

Lutz, FL 33548

City, State & Zip

(813) 265-0004

Daytime Telephone number

lfalls@acpfl.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
OF
LAKE COOPER RESERVE
HOMEOWNERS ASSOCIATION, INC.**

FD
17 AUG 28 PM 3:36
TALLAHASSEE, FLORIDA

The undersigned incorporator, in compliance with the requirements of Chapters 617 and 720, Florida Statutes, hereby adopts the following Articles of Incorporation for the named corporation.

**ARTICLE I
Name**

The name of the corporation is: LAKE COOPER RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

**ARTICLE II
Address**

The principal office of the Association is located at 25352 Wesley Chapel Blvd., Lutz, Florida 33559.

**ARTICLE III
Registered Office and Agent**

The street address of the initial registered office of the Association shall be 282 Crystal Grove Blvd., Lutz, Florida 33548. The name of the Association's registered agent at such address is Jeffrey A. Aman, P.A.

**ARTICLE IV
Purpose and Powers of the Association**

This Association is organized as a not-for-profit corporation, and does not contemplate pecuniary gain or profit to its Members. The specific purpose for which it is formed is to promote the health, safety, and general welfare of the residents within the Property described in that certain Declaration of Covenants, Conditions and Restrictions of Lake Cooper Reserve, recorded or to be recorded in the public records of Hillsborough County, Florida, and any amendments or modifications thereof (herein together called the "Declaration"), and any additions thereto as may hereafter be brought within the jurisdiction of the Association. The purposes of this Association shall include, without limitation of the foregoing, the maintenance, preservation and architectural control of the Common Area and residential Lots within the Properties, and carrying out, enforcing and

otherwise fulfilling its rights and responsibilities under and pursuant to the Declaration. The Association is empowered to:

(a) Exercise all of the rights, powers and privileges and to perform all of the duties and obligations of the Association as set forth in Chapter 720, Florida Statutes, and the Declaration, said Declaration being incorporated herein as if set forth at length and the terms used herein shall have the same meaning as in the Declaration;

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

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

(d) With the assent of two-thirds (2/3) of members, borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) With the assent of two-thirds (2/3) of members, dedicate, sell or transfer all or any part of the Common Area, including roadways, to any public agency, authority, or utility;

(f) Grant easements as to the Common Area to public and private utility companies, including cable TV, and to public bodies or governmental agencies or other entities or persons, with or without cost or charge, at the sole discretion of the Board of Directors, where convenient, desirable or necessary in connection with the development of the Properties, and the providing of utility and other services thereto;

(g) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of members;

(h) Annex additional real property in accordance with the provisions of the Declaration, with such annexations, when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties and membership of the Association to the real property thereby annexed;

(i) From time to time adopt, alter, amend and rescind reasonable rules and regulations governing the use of the Lots and Common Area, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;

(j) Contract for the maintenance and management of the Common Area, and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration; and

(k) Have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

Membership

Every person or entity who is a record Owner of a fee simple or undivided fee simple interest in any Lot which is subject to the provisions of the Declaration and subject to assessment by the Association shall be a Member of the Association. When any Lot is owned of record by two (2) or more persons or other legal entities, all such persons or entities shall be Members, but votes are counted on a per Lot, not a per member, basis. An Owner of more than one (1) such Lot shall be entitled to one (1) membership for each Lot owned. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to the provisions of the Declaration, but shall be automatically transferred by the conveyance of that Lot.

ARTICLE VI

Voting Rights

The Association shall have one (1) class of voting membership. All votes shall be cast in the manner provided in the Bylaws. When more than one person or entity holds an interest in any Lot, the vote for such Lot shall be exercised as such persons determine, but in no event shall more than the number of votes hereinafter designated be cast with respect to any such Lot, nor shall any split vote be permitted with respect to such Lot. All members shall be all Owners of Lots subject to assessment, and the Owners shall be entitled to one (1) vote for each Lot owned.

ARTICLE VII

Board of Directors

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than seven (7) Directors, who need not be members of the Association. The number of directors may be changed pursuant to the Bylaws of the Association, but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Lawrence R. Falls	25352 Wesley Chapel Blvd. Lutz, Florida 33559
Anh Flinter	18715 Cypress Shores Dr. Lutz, Florida 33548
Henry Flinter	18715 Cypress Shores Dr. Lutz, Florida 33548

ARTICLE VIII

Officers

The affairs of the Association shall be administered by its officers. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and shall serve at the pleasure of the members of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Lawrence R. Falls, President	25352 Wesley Chapel Blvd. Lutz, Florida 33559
Henry Flinter, Vice-President	18715 Cypress Shores Dr. Lutz, Florida 33548
Anh Flinter, Secretary & Treasurer	18715 Cypress Shores Dr. Lutz, Florida 33548

ARTICLE IX

Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors, and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE X Indemnification

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part, or to which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE XI Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purpose.

ARTICLE XII Duration

The Corporation shall exist perpetually.

ARTICLE XIII Amendments

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XIV Incorporator

The name and address of the incorporator is as follows:

Aman Law Firm
Attn: Jeffrey A. Aman, Esquire
282 Crystal Grove Blvd.
Lutz, Florida 33548

17 AUG 28 PM 3:36
FALLAIASSEE, FLORIDA

ARTICLE XV Interpretation

Express reference is hereby made to the terms, provisions, definitions and rules of interpretation contained in the Declaration where necessary to interpret, construe and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles of Incorporation and of the Declaration be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation, this 24th day of August, 2017.

JEFFREY A. AMAN, P.A. d/b/a
AMAN LAW FIRM
Incorporator

By: 
Jeffrey A. Aman, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of August, 2017, by Jeffrey A. Aman, as President of Jeffrey A. Aman, P.A. d/b/a Aman Law Firm, who is ☒ personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC:



Sign: Karen L. Evans
Print: Karen L. Evans

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been named to accept service of process for the above-stated corporation, at the place designated in the Articles, I hereby accept to act in this capacity, and further agree to comply with all statutes, including the duties and obligations imposed by Chapter 617.0503, Florida Statutes, relative to the proper and complete performance of my duties.

JEFFREY A. AMAN, P.A. d/b/a
AMAN LAW FIRM
282 Crystal Grove Blvd. Lutz, FL 33548
Lutz, FL 33548

By: 
Jeffrey A. Aman, President

Dated: August 24, 2017