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**HOBBS AND HOBBS, P.L.**  
ATTORNEYS AT LAW  
3818 WEST AZEELE STREET  
TAMPA, FLORIDA 33609

HARRY M. HOBBS  
(1925-2001)

ROBERT S. HOBBS  
WALTER O. HOBBS

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September 25, 2017

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

RE: **Articles of Incorporation – Lakeshore Estates Property Owners Association, Inc.**  
**Non-Profit Corporation**  
**Our File # 17-052**

Dear Department of State:

Enclosed please find **Articles of Incorporation** for the above referenced Non-Profit Corporation for filing. Also enclosed is our firm's check in the amount of **\$78.75** (\$35.00 filing fee, \$35.00 Designation of Registered Agent, \$8.75 for Certificate of Status). Also enclosed is a return envelope for the Certificate of Status. Please file this corporation at the earliest possible convenience. Please contact me if there are any questions. Thank you for your attention to this matter.

Sincerely,



HOBBS & HOBBS, P.L.

## COVER LETTER

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

**SUBJECT:** Lakeshore Estates Property 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:** Walter O. Hobbs, Esq.  
Name (Printed or typed)

3818 W. Azele Street  
Address

Tampa, FL 33609  
City, State & Zip

813-879-8333  
Daytime Telephone number

whobbs@hobbsandhobbs.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  
LAKESHORE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
(A NOT-FOR-PROFIT CORPORATION)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation no-for-profit, the undersigned does hereby certify:

**ARTICLE 1- NAME**

The name of this corporation shall be Lakeshore Estates Property Owners Association, Inc. For convenience, the corporation shall be referred to herein as the "Association", these Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws".

**ARTICLE 2- COMMENCEMENT OF CORPORATE EXISTENCE**

The Association shall commence corporate existence on the date these Articles are filed with the Secretary of State, Tallahassee, Florida and shall exist in perpetuity.

**ARTICLE 3- PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial principal office and mailing address of the Association shall be located at 3818 W. Azeele Street, Tampa, FL 33609.

**ARTICLE 4- DEFINITIONS**

All capitalized terms used herein which are not defined shall have the same meaning as set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Lakeshore Estates, recorded or to be recorded in the Official Records of Hillsborough County, Florida, as same may be amended and/or restated from time to time (the "Declaration").

**ARTICLE 5- PURPOSES AND POWERS**

5.1 Purposes. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of the Common Areas; (ii) perform the duties delegated to it in the Declaration; and (iii) administer the interests of the Association and the Owners.

5.2 Powers. The Association shall have the right to transact any and all lawful business as a not-for-profit residential homeowners' association as contemplated by Chapter 720, Florida Statutes, as the same may be amended from time to time. The Association shall also have all of the powers enumerated in the Chapter 617, Florida Statutes (Florida Not for Profit Corporation Act), Chapter 607, Florida Statutes (Florida Business Corporation Act) (as such Florida Business Corporation Act may apply to this not for profit corporation), as the same now exist and as hereafter amended, and all such other powers as are permitted by applicable Florida statutory and common law, including, without limitation and only by illustration, the following:

- (a) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration;
- (b) to fix and to collect assessments and other charges to be levied against the Lots;

(c) to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Association by rule, regulation, covenant, or contract has a right or duty to provide such services;

(d) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;

(e) to engage in activities which will actively foster, promote, and advance the common interests of the Owners;

(f) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real and personal property of all kinds and any right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or Bylaws;

(g) to borrow money for any purpose, subject to such limitations as may be set forth in the Declaration or the Bylaws;

(h) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(i) to adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declarations;

(j) to elect or appoint officers and agents and define their duties and fix their compensation, if any;

(k) to have and exercise all powers necessary or convenient to effect its purposes.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law; the powers specified in each of the subsections of this Article V are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article. The Association shall make no distributions of income to its members, directors, or officers.

5.3 Surface Water Management System. In addition to the purposes and powers set forth in Sections 5.1 and 5.2 above, the Association shall have the following purposes, duties and powers:

(a) The Association shall operate, maintain and manage the Surface Water Management System in a manner consistent with the requirements of the Permit and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

(b) The Association shall levy and collect adequate assessments against members of the Association as necessary for the costs of maintenance and operation to the Surface Water Management System.

(c) The assessments shall be used for the maintenance and repair of the Surface Water Management Systems and mitigation or preservation areas, including but not limited to work

within retention/detention areas, drainage structures and drainage easements as specified in the Declaration.

#### ARTICLE 6- MEMBERS

6.1 Lot Owners. Each Owner shall be a member of the Association and shall be entitled to vote in accordance with the terms of the Declaration, except there shall be no vote for any Lot owned by the Association. The manner of exercising voting rights shall be as set forth in the Declaration and in the Bylaws of the Association.

6.2 Membership Change. Change of membership in the Association shall be established by recording in the Official Records of Hillsborough County, Florida, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the owner designated by such instrument shall become a member of the Association and the membership of the prior owner with regard to such real property shall be terminated.

6.3 Member Interest in Assets, Liabilities, etc. The share of a member in the funds, liabilities and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of its Lot.

#### ARTICLE 7- INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be located at 3818 W. Azeele Street, Tampa, FL 33609, and the initial registered agent of the Association at that address shall be Walter O Hobbs. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

#### ARTICLE 8- BOARD OF DIRECTORS

The manner in which the Board of Directors of the Association are elected and appointed is as set forth in the Bylaws. The initial Board of Directors of the Association shall consist of three (3) directors. The number of directors of the Association shall be specified, from time to time, by the Bylaws provided, however, that the number of directors shall never be less than three (3) nor more than five (5). The name and street address of the initial Board of Directors of the Association are:

<u>Director</u>	<u>Street Address</u>
Walter O. Hobbs	3818 W. Azeele Street Tampa, FL 33609
Stephen J. Dibbs	5277 Ehrlich Road Tampa, FL 33624
Robert S. Hobbs	3818 W. Azeele Street Tampa, FL 33609

## ARTICLE 9 - OFFICERS

The name and street address of the initial Officers of the Association are:

<u>Officer</u>	<u>Street Address</u>
Walter O. Hobbs, Vice President	3818 W. Azeele Street Tampa, FL 33609
Stephen J. Dibbs, President	5277 Ehrlich Road Tampa, FL 33624

## ARTICLE 10- INCORPORATOR

The name and street address of the person signing these Articles as incorporator is:

<u>Name</u>	<u>Street Address</u>
Walter O. Hobbs	3818 W. Azeele Street Tampa, FL 33609

## ARTICLE 11- INDEMNIFICATION

In addition to any rights and duties under applicable law, the Association shall indemnify and hold harmless all of its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys' fees and costs, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

## ARTICLE 12- DISSOLUTION AND AMENDMENT

12.1 Dissolution. The Association may be dissolved only as provided in the Bylaws and by the laws of the State of Florida; provided, however, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the Agency prior to such termination, dissolution or liquidation.

12.2 Amendments. Amendments to these Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes; provided, no amendment may be in conflict with the Declaration, and provided, further, no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration. Any proposed amendment must be approved by Voting

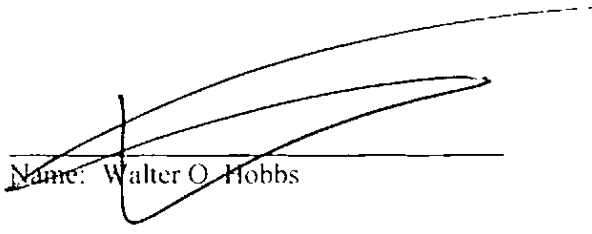
Members representing two-thirds (2/3) of the total Class "A" votes in the Association, and the consent of the Class "B" Member, if such exists.

#### ARTICLE 13- HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Incorporation are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.



**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of 7/25/12.

  
Name: Walter O. Hobbs

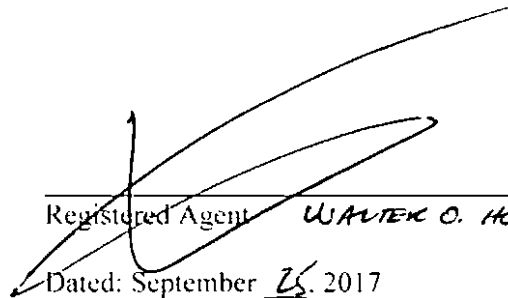
**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

In compliance with sections 48.091 and 617.0501, Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

Lakeshore Estates Property Owners Association, Inc. desiring to organize as a domestic not for profit corporation has named and designated Walter O. Hobbs as its Registered Agent to accept service of process within the State of Florida with its registered office located at 3818 W. Azeele Street, Tampa, FL 33609.

ACKNOWLEDGMENT

Having been named as Registered Agent to accept service of process for the above-stated corporation at the place designated in this Certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

  
\_\_\_\_\_  
Registered Agent      **WALTER O. HOBBS**  
Dated: September 26, 2017