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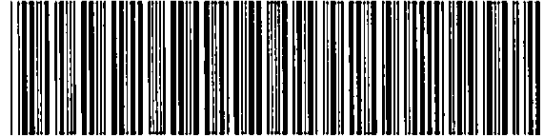
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TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: LAKES AT LEESBURG HOMEOWNERS 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: LEE JAY COLLING & ASSOCIATES, P.A.

Name (Printed or typed)

529 VERSAILLES DRIVE, S/103

Address

MAITLAND, FL 32751

City, State & Zip

(407) 834-7500

Daytime Telephone number

LEEJAYCOLLING@EMAIL.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

LAKES AT LEESBURG HOMEOWNERS ASSOCIATION, INC. A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I NAME

The name of this corporation is:

LAKES AT LEESBURG HOMEOWNERS ASSOCIATION, INC.

The principal office address is: 107 Buccaneer Drive, Leesburg, FL 34788

ARTICLE II REGISTERED AGENT and REGISTERED OFFICE

The name of the Registered Agent of this corporation at the address of the registered office is:

Lee Jay Colling, Attorney-at-Law

The street address of the registered office of this corporation is:

*529 Versailles Drive, Suite 103
Maitland, Florida 32751*

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TALLAHASSEE, FLORIDA

ARTICLE III NON-STOCK BASIS

This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.

ARTICLE IV MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in Lakes at Leesburg Mobile Home Park ("Park") located in Leesburg, Lake County, Florida, have consented in writing to become members of the corporation.

ARTICLE V PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- B. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- C. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative units for sale or lease in the ordinary course of business, or, if the homeowners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.*
- D. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, those enumerated in Chapters 617 and 723, Florida Statutes, and set forth in the By-laws.*
- E. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, as may be amended, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statutes.*
- F. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- G. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*

- H. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.
- I. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.
- J. To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.

ARTICLE VI DIRECTORS

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than five (5) persons. The number of initial directors of the corporation shall be Five (5); provided however, that such number may be changed by a By-Law duly adopted.

The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership to be held on Wednesday, December 6, 2017, at which time an election of directors shall be held for said directors. The manner in which the Directors shall be elected shall be determined in the By-Laws.

The names and addresses of the initial Board of Directors of this corporation are as follows:

NAME and ADDRESS

JOANN CARTER	40 SEA FERN DRIVE	LEESBURG, FL 34788
MARGE WOLFE	66 BUCCANEER DRIVE	LEESBURG, FL 34788
JEFFREY LANNING	18 KEY LARGO WAY	LEESBURG, FL 34788
JIM BARRY	9 LATTICE DRIVE	LEESBURG, FL 34788
CAROL SHEA	11 LATTICE DRIVE	LEESBURG, FL 34788

ARTICLE VII INCORPORATOR

The name and address of the Incorporator signing these Articles of Incorporation is:

Lee Jay Colling
529 Versailles Drive, Suite 103
Maitland, Florida, 32751

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 CLERK OF COURT
 ALACHUA COUNTY, FLORIDA

**ARTICLE VIII
AMENDMENT OF ARTICLES
AND BY-LAWS**

FILED
17 DEC 18 PM 3:11

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

These Articles of Incorporation shall be amended by a majority vote of the members at a meeting at which a quorum is present.

The initial By-Laws of this corporation shall be adopted by the Board of Directors at a special meeting of the Board of Directors. Subsequent amendments of the By-laws of the corporation shall be adopted by a majority vote of the members at a meeting at which a quorum is present.

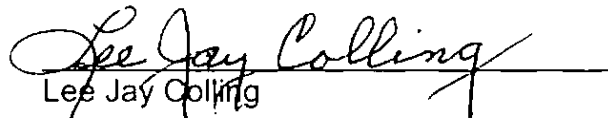
If an amendment to the Articles of Incorporation or the By-laws is required by any action of Federal, State, or local government authority or agency, or any law, ordinance, or rule thereof, the Board may, by a majority vote of the Board, at a duly noticed meeting of the Board, amend the Articles of Incorporation or By-laws without a vote of the membership.

**ARTICLE IX
DISSOLUTION OF THE CORPORATION**

Dissolution of this corporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 12th day of December, 2017.

INCORPORATOR:

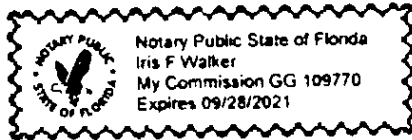

Lee Jay Colling

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct:

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 12th day of December, 2017



Signature of Notary Public

My commission expires: 9/28/21

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **LAKES AT LEESBURG HOMEOWNERS ASSOCIATION, INC.** which is contained in the foregoing Articles of Incorporation.

Dated this 12th day of December, 2017.

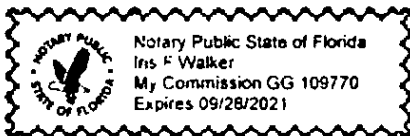
Lee Jay Colling
Registered Agent

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☐ Affiant is personally known to me

SWORN TO and subscribed before me this 12th day of December, 2017.



Signature of Notary Public

My commission expires: 9/28/21