

N200 0000 5700

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

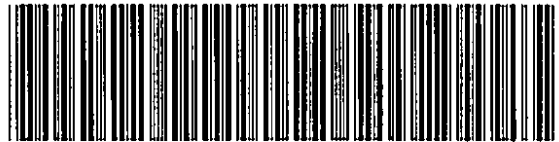
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200344940372

05/20/20 --01009--001 \*\*70.00

FILED

CLERK OF CIRCUIT COURT  
TALLAHASSEE, FLORIDA

FILED

CLERK OF CIRCUIT COURT  
TALLAHASSEE, FLORIDA

20 MAY 20 PM 7:21

O'KEEFE

MAY 20 2020

## COVER LETTER

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

**SUBJECT:** East View Estates 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: Shipley Law Firm  
\_\_\_\_\_  
Name (Printed or typed)

20110 U.S. Highway 441, Suite A  
\_\_\_\_\_  
Address

Mount Dora, Florida 32757-6901  
\_\_\_\_\_  
City, State & Zip

(352) 383-3397  
\_\_\_\_\_  
Daytime Telephone number

eastviewestateshomeowners@gmail.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 East View Estates Homeowners Association, Inc.**

The undersigned, for the purpose of forming a nonprofit corporation under Florida Statutes, Chapters 617 and 720, do hereby make and adopt the following Articles of Incorporation:

### **Article I Name**

The name of the Corporation is "East View Estates Homeowners Association, Inc.", hereafter referred to as the "Association"

### **Article II Not For Profit**

The Association is a corporation not for profit as defined in Section 617.01401, Florida Statutes. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

### **Article III Commencement Of Corporate Existence And Duration**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Association is perpetual.

### **Article IV Purposes**

The Association is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Easements, Covenants, Conditions and Restrictions of East View Estates (the "Declaration"), which instrument encumbers that certain single family residential development in Lake County, Florida, known as "East View Estates", and be the Association referred to in said Declaration, and to assess homeowners in accordance with said Declaration, and levy and collect adequate assessments against its Members for the cost of maintenance and operation of the surface water or stormwater management system.
2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

FILED  
20 MAY 20 PM 7:13  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

3. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without imitating the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or other wise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

4. To do such other things as are incidental to the purposes of the Association or necessary or desirable in order to accomplish them.

#### **Article V Limitation**

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

#### **Article VI Dissolution**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### **Article VII Members**

**Membership Classes.** There shall be two classes of membership:

1. **Voting Members.** The Association shall have Voting Members who shall have all the rights and privileges of Members of the Association. A Voting Member may not be removed. The initial Voting Members shall be the Developer, as defined in the Declaration. The initial Voting Member has the right to admit other persons as Voting Members.

2. **Nonvoting Members.** The Association shall have "Nonvoting Members" of the Association who shall consist of all of those persons who are, from time to time, "Owners". The term "Owners" shall mean record fee simple titleholders of Lots within the boundaries of the property encumbered by the Declaration. Prior to Developer relinquishing control of the Association, as provided in the Declaration, all Lot Owners other than Developer, as defined in the Declaration, shall be Nonvoting Members for purposes of the Declaration, and Articles of Incorporation and Bylaws of the Association.

The Non-Voting Members shall have such rights and privileges as are set forth in the Bylaws, but shall not have the right to vote. Within three (3) months after 100% of the lots in all phases of the "Community", as defined in the Declaration, that will ultimately be operated by the Association have been conveyed by Developer to third parties, Developer shall relinquish control of the Association to the then lot owners, and the lot owners, other than Developer, are entitled to elect at least a majority of the directors to the Board of Directors of the Association. At such time as Developer relinquishes control of the Association, the lot owners assume control of the Association subject to the terms and conditions of the Declaration, and such other instruments governing the Association and its members. Each homeowner shall thereafter be a Voting Member of the Association and its voting privileges cannot thereafter be suspended or removed as long as it remains a homeowner, unless provided otherwise in the Declaration.

**Article VIII**  
**Initial Registered Office And Agent**  
**And Principal Office Of The Association**

The street and mailing address of the initial registered office of business and principal office of the Association is 20255 Bill Collins Road, Eustis, Florida 32736 and the initial registered agent of the Association at that address is Dale L. West. The principal office address and the registered office address is the same.

**Article IX**  
**Initial Board Of Directors**

The management of the Association shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Voting Members shall elect the Directors at the annual meeting of Voting Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges.

**Article X**  
**Officers**

The Officers of the Association shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws.

**Article XI**  
**Incorporators**

The name and address of each Incorporator is as follows:

<b>Name</b>	<b>Address</b>
Dale L. West	20255 Bill Collins Road Eustis, Florida 32736

FILED  
20 MAY 20 PM 8:22  
STATE OF FLORIDA  
TALLAHASSEE

**Article XII  
Bylaws**

The Bylaws of the Association are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

**Article XIII  
Amendment**

Amendment of these Articles of Incorporation may be proposed by a resolution executed by at least 25 % of each class of members of the Association, which proposal shall be presented to a quorum of members for their vote. Amendment of these Articles of Incorporation shall require the consent of two-thirds (2/3) of each class of members of the Association.

**Article XIV  
Indemnification**

The Association shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by Florida Law.

**Article XV  
Conflict**

In the event that any provision of these Articles of Incorporation conflict with any provision of the Declaration, the provision of the Declaration in conflict shall control.

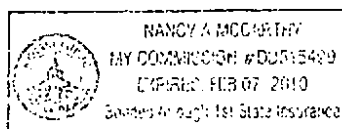
**In Witness Whereof**, the undersigned has signed these Articles of Incorporation on this 14<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Dale L. West  
Incorporator

State of Florida  
County of Lake

Before me personally appeared Dale L. West, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 14 day of May, 2007.

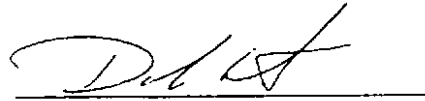


  
\_\_\_\_\_  
Nancy A. McCarthy  
Notary Public  
My Commission Expires:

FILED  
20 MAY 20 PM 7:19  
STATE OF FLORIDA  
TALLAHASSEE

**Acceptance By Registered Agent**

The undersigned hereby accepts the appointment as Registered Agent of East View Estates Homeowners Association, Inc., which is contained in the foregoing Articles of Incorporation.



Dale L. West  
Registered Agent

FILED  
20 MAY 20 PM 7:22  
CLERK OF CIRCUIT COURT  
FALLAHASSEE, FLORIDA

FILED  
20 MAY PM 7:19  
CLERK OF CIRCUIT COURT  
FALLAHASSEE, FLORIDA