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**FLORIDA PROFIT/NON PROFIT CORPORATION  
CONNECTOR ROAD PROPERTY OWNERS ASSOCIATION INC.**

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**ARTICLES OF INCORPORATION  
OF  
CONNECTOR ROAD PROPERTY OWNERS ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. **Name of Corporation.** The name of the corporation is **CONNECTOR ROAD PROPERTY OWNERS ASSOCIATION, INC.**, a Florida corporation not for profit (the "Association").

2. **Principal Office.** The principal office of the Association is 5401 South Kirkman Road, Suite 650, Orlando, Florida, 32819-7912.

3. **Registered Office - Registered Agent.** The Association hereby appoints the Registered Agent to accept service of process within the State of Florida. The street address of the Registered Office of Association is 215 North Eola Drive, Orlando, FL 32801. The name of the Registered Agent of Association is:

JAMES G. KATTELMANN

4. **Definitions.** The DECLARATION OF COVENANTS AND CONDITIONS FOR CONNECTOR ROAD PROPERTY OWNERS ASSOCIATION, INC. (the "Declaration") will be Recorded in the Public Records of Orange County, Florida, and shall govern (i) all of the rights, duties and obligations of the Connector Road Parties, Connector Road Parcels and the Association and (ii) the operations of the Association, all as more particularly set forth therein. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. **Purpose of the Association.** The Association is formed to: (a) provide for operation, maintenance, repair and replacement of the Connector Road Improvements and Landscaping as provided in the Declaration; (b) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (c) administer the interests of the Association and the Connector Road Parties.

6. **Not for Profit.** Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its Members.

7. **Powers of the Association.** The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

7.1 To perform all the duties and obligations of the Association set forth in the Governing Documents, including, without limitation, the Declaration and Bylaws, as herein provided;

7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association;

7.3 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and the Bylaws;

7.4 To pay all Common Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

7.5 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property in connection with the functions of the Association, except as limited by the Declaration;

7.6 To borrow money, and upon approval of (a) a majority of the Board; and (b) a majority of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the Members, mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

7.7 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of the property of the Association, if any, to any public agency, entity, authority, utility or other Person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

7.8 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

7.9 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, provided in the Declaration and to effectuate all of the purposes for which Association is organized;

7.10 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise, including, without limitation, the right to sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;

7.11 To employ personnel and retain independent contractors to contract for management of the Association and the Connector Road Improvements and Landscaping as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;

7.12 To contract for services to be provided to, or for the benefit of, the Association, its Members and the Connector Road Improvements and Landscaping as provided in the Declaration, such as, but not limited to maintenance, trash and debris removal, and utility services;

7.13 To establish committees and delegate certain of its functions to those committees; and

7.14 To require all the Connector Road Parties to be Members of the Association; and

7.15 To take any other action necessary in furtherance of the purposes for which the Association is organized.

8. Voting Rights. Connector Road Parties and Subassociations shall have the voting rights set forth in the Declaration.

9. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than seven (7) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. The election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows: are as follows:

NAME	ADDRESS
Dale E. Fitch	7940 Via Dellagio Way Suite 200 Orlando, FL 32819-5400
Isabel Lantry	5401 South Kirkman Road Suite 650 Orlando, FL 32819-7912
Lisa Barrett	1919 N. Orange Avenue Suite E Orlando, FL 32804

10. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any Member may petition the Circuit Court having jurisdiction in Orange County, Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to perform the duties and obligations of the Association, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

11. Duration. Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

12. Amendment.

12.1 General Restrictions on Amendments. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is Recorded in the Public Records.

12.2 Amendments. Subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) a majority of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the Members.

13. Limitations.

13.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2 Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

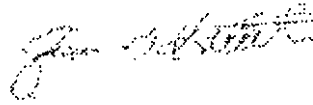
14. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine (each an "Officer"). The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows: follows:

President:	Isabel Lantry
Vice President:	Dale E. Fitch
Secretary	Lisa Barrett
Treasurer:	Lisa Barrett

15. Indemnification of Officers and Directors. Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding 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 Officers may be entitled.

16. Transactions in Which Directors or Officers are Interested. No contract or transaction between the Association and one (1) or more of its Directors or Officers or between Association and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorizes the contract or transaction, but shall abstain from voting on such contract or transaction.

IN WITNESS WHEREOF, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 24<sup>th</sup> day of February, 2021.



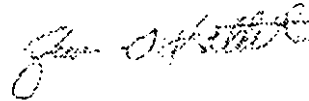
James G. Kattelmann  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Orlando, FL 32801

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 24th day of February, 2021.

LOWNDES, DROSDICK, DOSTER, KANTOR &  
REED, P.A.



By: \_\_\_\_\_  
James G. Kattelmann

Registered Office:

215 North Eola Drive  
Orlando, FL 32801

Principal Corporate Office:

5401 South Kirkman Road  
Suite 650  
Orlando, FL 32819-7912

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