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(Requestor's Name)

(Address)

(Address)

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☐ WAIT

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(Business Entity Name)

(Document Number)

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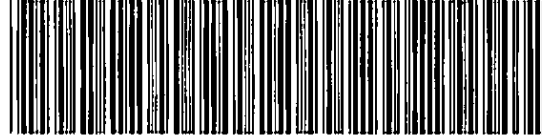
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T. SCOTT



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FILED  
2021 MAR 29 AM 9:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 1, 2021

BECKER & POLIAKOFF, P.A.  
ATTN: STEVE MEZER, ESQ./IV  
1511 N. WESTSHORE BLVD., SUITE 1000  
TAMPA, FL 33607

SUBJECT: LAKE FERN VILLAS HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: W21000010289

RECEIVED  
2021 MAR 29 PM 1:50  
DIVISION OF CORPORATIONS  
COMMERCIAL  
SERVICES

We have received your document for LAKE FERN VILLAS HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

The document must contain both the street address of the principal office and the mailing address of the entity.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

You must list at least one incorporator with a complete business street address.

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Tyrone Scott  
Regulatory Specialist II  
New Filings Section

Letter Number: 221A00002242

Steven H. Mezer  
Shareholder  
Board Certified in Real Estate and  
Condominium/Planned Development Law  
Phone: 813.527.3906 Fax: 813.286.7683  
smezer@beckerlawyers.com

# Becker

Becker & Poliakoff  
1511 N. Westshore Blvd.  
Suite 1000  
Tampa, FL 33607

March 26, 2021

**Via U.S. Mail**

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

Re: **Lake Fern Villas Homeowners' Association, Inc.**  
Our Client/Matter No. I.22852-372948

To Whom It May Concern:

Per your letter dated February 1, 2021, enclosed please an original and one (1) copy of the Articles of Incorporation for Lake Fern Villas Homeowners' Association, Inc.

If you should have any questions regarding the attached, please feel free to contact me.

Sincerely,



Steven H. Mezer  
For the Firm

SHM/ns  
Enclosures

**ARTICLES OF INCORPORATION**  
**OF**  
**LAKE FERN VILLAS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA**  
**CORPORATION NOT FOR PROFIT**

1. Name. The name of this corporation is LAKE FERN VILLAS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit. This corporation was sometimes referred to as "Lake Fern Villa's Subdivision Property Owners' Association, Inc." particularly in the Lake Fern Villa's Subdivision Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 8673, Page 0421, *et. seq.*, of the Public Records of Hillsborough County, Florida; however, that entity was never created. This corporation is the assignee of and successor to Lake Fern Villa's, Inc., a dissolved Florida corporation, and is the homeowners' association for the Lake Fern Villa's Subdivision identified in Plat Book 60, Page 39, of the Public Records of Hillsborough County, Florida and is created pursuant to Chapter 617, Florida Statutes.

2. Address. The principal place of business of the Corporation shall be located at 19001 Apian Way, Lutz, Florida 33558, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

3. Duration. The period of its duration is perpetual.

4. Purpose. The purpose is to engage in any activities or business permitted under the laws of the United States and Florida.

5. Registered Office and Agent. The name and address of the initial registered agent and office of this corporation is as follows:

**NAME**

Joseph L. Serio

**ADDRESS**

19001 Apian Way  
Lutz, Florida 33558

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6. Incorporator. The name and address of the incorporator is as follows:

NAME

ADDRESS

Joseph L. Serio

19001 Apian Way  
Lutz, Florida 33558

7. Initial Board of Directors. This corporation shall have three (3) directors initially.

The number of directors may be either increased or decreased from time to time by an amendment of the bylaws of the corporation in the manner provided by law, but shall never be less than three (3).

8. Election/Removal of Board of Directors. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

By-Law Amendment. The power to adopt, alter, amend or repeal the By-Laws of this corporation shall be vested in the Board of Directors.

9. Indemnification. The corporation may be empowered to indemnify any officer or director, or any former officer or director, in the manner set out and provided for in the By-Laws of this corporation, pursuant to the provisions of Section 607.014 of the Florida Statutes, as amended.

10. Informal Action of Directors. If all the Directors severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writings evidencing their consent are filed with the Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors.

11. Amendment of Articles. This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the Members is subject to this reservation.

12. Director Conflict of Interest.

A. No contract or other transaction between a corporation and one or more of its directors, or between a corporation and any other corporation, firm, association or other entity, in which one or more of its directors are directors or officers, or are financially interested, shall be either void or voidable for this reason alone or by reason alone that such director or directors are present at the meeting of the board of directors or a committee thereof which approves such contract or transaction, or that his or their votes are counted for such purposes:

1. If the fact of such common directorship, officership or financial interest is disclosed or known to the board or committee, and the board or committee approves such contract or transaction by vote sufficient for such purpose without counting the vote or votes of such interested director or directors; or

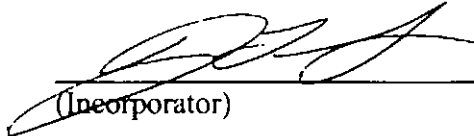
2. If such common directorship, officership or financial interest is disclosed or known to the shareholders entitled to vote thereon, and such contract or transaction is approved by vote of the shareholder; or

3. If the contract or transaction is fair and reasonable as to the corporation at the time it is approved by the board, a committee or the shareholders.

B. Common or interested directors may be counted in determining the presence of a quorum at a meeting of the board of directors or of a committee which approved such contract or transaction.

13. Informal Action of Members. Any action of the Members may be taken without a meeting if consent in writing setting forth the actions so taken shall be signed by all Members who would be entitled to vote upon such action at a members meeting and filed with the Secretary of the corporation as part of the corporate records.

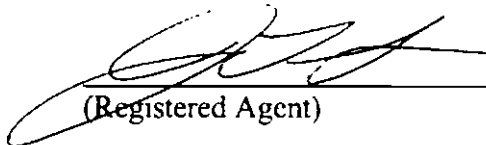
DATED THIS 24<sup>TH</sup> DAY OF MARCH, 2021.

  
(Incorporator)

**ACCEPTANCE BY REGISTERED AGENT**

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NON-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 24<sup>TH</sup> DAY OF MARCH, 2021.

  
(Registered Agent)