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**FLORIDA PROFIT/NON PROFIT CORPORATION
VUE AT CLERMONT PHASE I PROPERTY OWNERS'
ASSOCIATION, INC**

Certificate of Status	0
Certified Copy	0
Page Count	05
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Lsc 6/29/21

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**ARTICLES OF INCORPORATION
OF
VUE AT CLERMONT PHASE I PROPERTY OWNERS' ASSOCIATION, INC.**

Pursuant to Sections 617.1002, 617.1006 and 617.1007 of the Florida Not For Profit Corporation Act, the Articles of Incorporation of VUE AT CLERMONT PHASE I PROPERTY OWNERS' ASSOCIATION, INC., are hereby stated in their entirety as follows:

**ARTICLE I
NAME**

The name of this Corporation is VUE AT CLERMONT PHASE I PROPERTY OWNERS' ASSOCIATION, INC. (the "Association").

**ARTICLE II
ADDRESS**

The mailing address of, and the principal office for, the Association is Vue At Clermont Phase I Property Owners' Association, Inc., 1760 Fennell Street Suite 200, Maitland, Florida 32751.

**ARTICLE III
DIRECTORS**

Directors are to be appointed in accordance with the provisions of the Bylaws, but in no event will there be less than three (3) Directors, at any one time. The Directors need not be members of the Association.

**ARTICLE IV
REGISTERED AGENT/OFFICE**

The street address of the initial Registered Office of this Association in the State of Florida will be 1760 Fennell Street Suite 200, Maitland, Florida 32751. The name of the initial Registered Agent of this Association at the above address will be Jonathan Moore.

**ARTICLE V
PURPOSES**

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration"), filed (or to be filed) by **AC COMMERCIAL PROPERTIES I, LLC**, a Florida limited liability company, regarding lands in Lake County, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

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(a) operate and maintain all easements running in favor of the Association, and all facilities incident thereto, all for the benefit of the Owners of the Property and pursuant to the Declaration; and

(b) fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration; and

(c) enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;

(d) pay any and all taxes, and insurance required to be paid by the Association pursuant to the Declaration; and

(e) insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

(f) operate, maintain and manage the surface water or stormwater management system(s) serving the Property (collectively, the "Water Management System") in a manner consistent with the requirements of any St. Johns River Water Management District (the "District") permit issued for the Property from time to time and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the Water Management System.

ARTICLE VI

POWERS

The powers of the Association will include, without limitation, the following:

(a) The Association will have all common-law and statutory powers of a Florida corporation not-for-profit not in conflict with the terms of these Articles.

(b) The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

(i) to establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration (including, without limitation, adequate assessments against Owners of the Property for the costs of maintenance and operation of the Water Management System);

(ii) to purchase insurance upon the parcels over which the Association has been given easements pursuant to the Declaration for the protection of the Association and its members;

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(iii) to promulgate and amend reasonable regulations respecting the use of the easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and

(iv) To enforce by legal means the provisions of the Declaration, these Articles, and the By-Laws of the Association.

The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the By-Laws of the Association.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Water Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the District prior to such termination, dissolution or liquidation.

ARTICLE VII **TERM**

The Association will have perpetual existence.

The effective time and date of these Articles of Incorporation shall be upon its filing with the Florida Department of State.

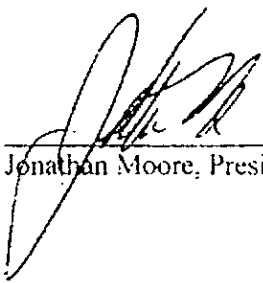
(SIGNATURE ON NEXT PAGE)

2021 JUN 28 PM 11:13
J. J. Harbert

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
on June 23, 2021.



Jonathan Moore, President

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MATEER HARBERT

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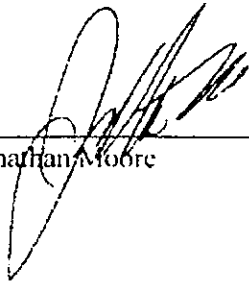
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CERTIFICATE OF ACCEPTANCE BY
REGISTERED AGENT

Pursuant to the provisions of Section 607.0501 of the Florida Business Corporation Act, the undersigned submits the following statement in accepting the designation as registered agent and registered office of **VUE AT CLERMONT PHASE I PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation (the "Corporation"), in the Corporation's articles of incorporation:

Having been named as registered agent and to accept service of process for the Corporation at the registered office designated in the Corporation's articles of incorporation, the undersigned accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and the undersigned is familiar with and accepts the obligations of her position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 23rd day of June, 2021.



Jonathan Moore

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