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FLORIDA PROFIT/NON PROFIT CORPORATION
Fontana Lakes Master Homeowners Association, Inc.

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**ARTICLES OF INCORPORATION
OF
FONTANA LAKES MASTER HOMEOWNERS ASSOCIATION, INC.**

These Articles of Incorporation (these "**Articles**") are hereby made and acknowledged by the undersigned, to be filed with the Secretary of State, State of Florida, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida.

**ARTICLE I
NAME AND ADDRESS**

(a) The name of the corporation shall be "**FONTANA LAKES MASTER HOMEOWNERS ASSOCIATION, INC.**" (the "**Corporation**").

(b) The street address of the Corporation's initial principal office shall be 2405 W. Princeton Street, Unit 2, Orlando, Florida 32804.

(c) The Corporation's mailing address shall be 2405 W. Princeton Street, Unit 2, Orlando, Florida 32804.

**ARTICLE II
TERM OF EXISTENCE**

The Corporation shall have perpetual existence.

**ARTICLE III
PURPOSES; RESTRICTIONS**

1. Purpose. The purposes for which the Association is organized are as follows:

(a) To operate as a corporation not for profit pursuant to Chapter 617 and any other applicable provisions of the Florida Statutes, as they may be amended and/or renumbered from time to time. The Association does not contemplate pecuniary gain or profit. The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, Directors or officers.

(b) To administer, enforce and carry out the terms, conditions, restrictions and provisions of that certain Master Declaration of Covenants, Conditions, and Restrictions for Fontana Lakes to be recorded in the Public Records of Osceola County, Florida, as it may be amended and/or supplemented from time to time (the "**Declaration**").

(c) To administer, enforce and carry out the terms, conditions, restrictions and provisions of any and all permits and related amendments issued by the South Florida Water Management District.

(d) To administer, enforce and carry out the terms and provisions of any other declaration of covenants, conditions and restrictions or similar document, submitting property to the jurisdiction of or assigning responsibilities, rights or duties to the Association.

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ARTICLE IV
POWERS

Subject to the restrictions in these Articles, the Corporation shall have all corporate powers authorized by the laws of the State of Florida for not-for-profit corporations.

ARTICLE V
MEMBERS

The Membership and Voting Rights in the Association shall be governed by the Declaration.

ARTICLE VI
DIRECTORS

(a) All corporate powers shall be exercised by or under the authority of, and the affairs of the Corporation shall be managed by, the Corporation's board of directors (the "**Board of Directors**").

(b) The name(s) and address(es) of the initial member(s) of the Board of Directors is as follows:

Jeffry B. Fuqua	2405 W. Princeton Street, Unit 2 Orlando, Florida 32804
Cheryl Gotsis	2405 W. Princeton Street, Unit 2 Orlando, Florida 32804
Lee Dowd	2405 W. Princeton Street, Unit 2 Orlando, Florida 32804

(c) The manner in which future directors are to be elected or appointed shall be as set forth in the Bylaws of the Corporation. The number of directors may be increased or decreased in the manner provided in the Bylaws of the Corporation.

ARTICLE VII
BYLAWS

The initial Bylaws shall be adopted by the directors of the Corporation. The power to alter, amend, or repeal the Bylaws or adopt new bylaws shall be vested in the Board of Directors, except as otherwise provided in the Bylaws.

ARTICLE VIII
AMENDMENT OF ARTICLES OF INCORPORATION

The procedure for amending these Articles shall be as prescribed by Florida law.

ARTICLE IX
REGISTERED OFFICE AND REGISTERED AGENT

(a) The street address of the Corporation's initial registered office is 2405 W. Princeton Street, Unit 2, Orlando, Florida 32804.

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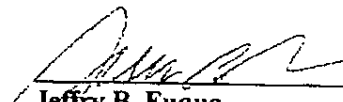
(b) The name of the Corporation's initial registered agent at that address is Jeffrey B. Fuqua.

ARTICLE X
INCORPORATOR

The name and address of the sole incorporator of the Corporation (the "Incorporator") is as follows:

Jeffry B. Fuqua
2405 W. Princeton Street, Unit 2
Orlando, Florida 32804

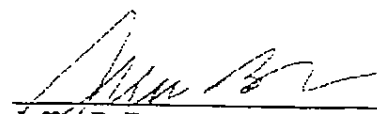
IN WITNESS WHEREOF, I have executed these Articles on this 17 day of August, 2021.



Jeffry B. Fuqua
Incorporator

CERTIFICATE OF ACCEPTANCE

Having been named registered agent, to accept service of process for the above-stated corporation at the place designated in its Articles of Incorporation, I hereby agree to act in such capacity. I am familiar with, and accept, the obligations provided for in Florida Statutes Section 617.0502.



Jeffry B. Fuqua
Registered Agent

Dated: August 17, 2021.

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