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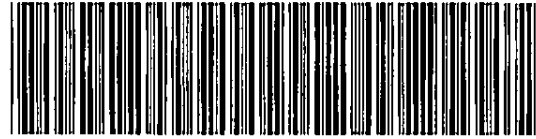
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TALLAHASSEE, FLORIDA



A Business and Real Estate Law Firm

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Rufus Roebuck, *Legal Asst.*

May 19, 2022

VIA UPS OVERNIGHT

Florida Department of State
Division of Corporations
Corporate Filings
2415 N. Monroe Street
Suite 810
Tallahassee, FL 32303

Re: Lake Harris Reserve Homeowners' Association, Inc.

Dear Secretary:

Enclosed please find the original and one copy of the Articles of Incorporation and Certificate of Designation of Registered Agent/Registered Office for the above not for profit corporation. Please file same and return one copy of the Articles time stamped from your office. A check in the amount of \$70.00 is also enclosed to cover the filing fees associated with this matter.

Thank you for your time and cooperation in this matter.

Very truly yours,

Barry L. Miller

Barry L. Miller

BLM: ms
Enclosures

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TALLAHASSEE, FLORIDA

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

NAME

The name of this corporation shall be LAKE HARRIS RESERVE HOMEOWNERS' ASSOCIATION, INC. For convenience, the corporation shall be referred to in these Articles of Incorporation as the "**Association**."

**ARTICLE I
DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation ("**Articles**") with the Florida Department of State Division of Corporation. The Association shall have perpetual existence.

**ARTICLE II
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Lake Harris Reserve ("**Declaration**"), to be recorded in the Public Records of Lake County, Florida. Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents or the Association Act. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Governing Documents, including, but not limited to: (i) the ownership and maintenance of all Common Area, including the Surface Water Management System; (ii) the levy and collection of Assessments against Members of the Association, (iii) the assumption and performance of all duties, obligations and liabilities of the Association for the Property subjected to the Declaration, all as set forth in, and required by, the Declaration, and (iv) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents and/or under the Association Act. Unless otherwise specifically prohibited, any and all functions, duties and powers of the Association shall be fully transferable in whole or in part. Any instrument affecting such a transfer shall specify the duration thereof and the means of revocation, if any. The Association is not formed for pecuniary profit and the Association shall not pay dividends, and no part of any income or assets of the Association shall be distributed to its Members, Directors or Officers (as that term is defined in the Bylaws of the Association).

Notwithstanding the foregoing, the Association shall specifically have the power to levy and collect adequate assessments against Members of the Association for the costs of maintenance and operation of the Surface Water Management System in a manner consistent

Except as otherwise set forth in the Declaration, conveyance to a not for profit corporation homeowners' association similar to the Association or conveyance or dedication to any applicable Governmental Authority determined by the Board to be appropriate for such conveyance or dedication, which Governmental Authority is willing to accept such conveyance or dedication, of any property, duties, and responsibilities of the Association, which association or Governmental Authority shall then be responsible for the operation and maintenance thereof. With respect to the Association's responsibility for the operation and maintenance of the Stormwater Management System and Conservation Easement Areas, such obligation must be transferred to and be accepted by an entity which satisfies the requirements of Rule 62-330.310 of the Florida Administrative Code, and Applicant's Handbook Volume I, Section 12.3 and be approved by the District prior to such dissolution. If no other association or Governmental Authority will accept such property, duties, and responsibilities, then it will be conveyed to a trustee appointed by the Circuit Court of Lake County, Florida, which trustee shall sell such property free and clear of the limitations imposed by the Governing Documents upon terms established by the Circuit Court of Lake County, Florida. That portion of the Property consisting of the Surface Water Management System and Conservation Areas cannot be altered, changed, or sold separate from the lands associated therewith. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on such property, then for the payment of any obligations incurred by the trustee in the operation, maintenance, repair, and upkeep of such property. The excess proceeds, if any, from the property shall be distributed among Members in a proportion that is equal to the proportionate share of such Members in the Common Expenses of the Association.

ARTICLE VII **VOTING RIGHTS**

7.1 A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

7.2 Unless elsewhere specifically provided to the contrary in the Declaration, these Articles, or the Bylaws, any provision of the Governing Documents which requires the vote or approval of a majority or other specified fraction or percentage of the total voting interests of, as applicable per the Declaration, the Members or the Association, shall be deemed satisfied by either of the following:

A. The vote in person or by proxy of the majority or other specified fraction or percentage of said total voting interests of the Association at a meeting duly called and noticed pursuant to the provisions of the Bylaws dealing with annual or special meetings of the Members of the Association.

B. Written consents signed by the majority or other specified fraction or percentage of the said total voting interests of the Association.

7.3 Except as provided otherwise in the Declaration, these Articles, or the Bylaws, a quorum at meetings shall consist of twenty percent (20%) of, as applicable per the Declaration, the Members or the total voting interests in the Association, whether represented in person or by

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STATE OF FLORIDA

Jordan Theis
President/Treasurer

3109 Raeford Road
Orlando, Florida 32806

Peter Duke
Vice President

1900 Curry Ford Road
Orlando, Florida 32806

Tyler Duke
Secretary

1900 Curry Ford Road
Orlando, Florida 32806

ARTICLE X **AMENDMENT**

These Articles of Incorporation may be changed, amended or modified at any time from time to time, by the Members as and to the extent provided in, and pursuant to procedures as set forth in the Declaration.

ARTICLE XI **INDEMNIFICATION**

11.1 Every Director and every Officer shall be indemnified by the Association against all expenses and liabilities, including attorneys' and other professionals' fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer, or having served at the Association's request as a director or officer of any other corporation, whether or not he so serves the Association at the time such expenses are incurred, regardless of by whom the proceeding is brought, except in relation to matters as to which any such Director or Officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

11.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by a majority of the Directors upon receipt of an undertaking by or on behalf of the Director or Officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by the Governing Documents.

11.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a Director or Officer, or is or was serving at the request of the Association as a director or officer of another corporation, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as

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ALACHUA COUNTY, FLORIDA

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

The LAKE HARRIS RESERVE HOMEOWNERS' ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 3109 Raeford Road, Orlando, Florida 32806, has named Jordan Theis, located at the above-registered office, as its registered agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all laws applicable to the performance of such office.

By: _____

Jordan Theis
Jordan Theis

Title: *president*

Dated: 5/19, 2022

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TALLAHASSEE, FLORIDA