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N95000001339

ALERT NO. : 001100000000

REFERENCE : 000007 81445A

AUTHORIZATION :

COST LIMIT : 0 PREPAID

ORDER DATE : MARCH 20, 1995

ORDER TIME : 2:00 PM

ORDER NO. : 000007

CUSTOMER NO: 81445A

CUSTOMER: Mr. Guy Batzel, Esq.
BATZEL MCKINLEY LITERSAGEN &
GUNDERSON, PA
Suite 104
1801 Florida Road
Englewood, FL 34423

DOMESTIC FILING

N95000001339

NAME: LAKEVIEW ESTATES PROPERTY
OWNERS ASSOCIATION, INC.

ARTICLE OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING ATTACHED FILING:

CERTIFIED COPY
PLAIN STAMPS
CERTIFICATE OF GILL STANLINE

SENTA FILING NO. 000000000000

EXAMINER'S INITIALS

FILED
95 MAR 20 1995

RECEIVED
MARCH 20 1995

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MARCH 20 1995

3-21-95
01

ARTICLES OF INCORPORATION

OF

LAKEVIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC.

(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is LAKEVIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC. and the principal office is located at 1861 Placida Road, Suite 104, Englewood, Florida 34223.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of LAKEVIEW ESTATES, a single residential subdivision composed of twenty-three (23) lots on real property located in Charlotte County, Florida.

ARTICLE III.

The qualification of members and the manner of their admission shall be as follows: Any person or persons or entity that hold(s) title in fee simple to a lot in LAKEVIEW ESTATES shall, by virtue of such ownership, automatically be a member of this corporation.

ARTICLE IV.

The association shall have two classes of voting membership:

A. Class A: Class A members shall be all owners except the Developer, Lakeview Partners, a Florida General Partnership (hereinafter the "Developer") until the Developer becomes a class A member as more particularly provided below. Each class A member shall be entitled to one vote for each lot in which he holds an interest. When more than one person holds an interest in any lot, all such persons shall be members, but only one vote for such lots shall be cast as they among themselves determine in accordance with the procedures set forth in the Bylaws of the corporation.

B. Class B: Class B members shall be the Developer, Lakeview Partners, and its successors and assigns, except for class A members who have purchased a lot from Developer. The class B members approval on all matters shall be required until the earlier of such time as the class B members shall voluntarily authorize a

transfer of its membership to class A membership or until Developer ceases to own 10% of the lots. At such time as the class B membership shall cease and be converted to class A membership, Developer shall then be entitled to one vote for each lot then held by Developer. Within ninety (90) days after conversion of class B membership into class A membership, a meeting shall be held at which the Developer shall formerly relinquish control of the corporation and the class A members will be entitled to not less than a majority of the members of the Board of Directors of the corporation. Subject, however, to the Developer's right to elect not less than one member of the Board of Directors of the corporation for as long as the Developer holds for sale in the ordinary course of business at least one lot in the subdivision and further subject to certain limitations on actions affecting the Developer as long as it owns any lots, as set forth in the Bylaws.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The name and address of the subscriber to these Articles of Incorporation is as follows:

C. Guy Batsel	1861 Placida Road, Suite 104
	Englewood, FL 34223

ARTICLE VII.

The street address and mailing address of the initial registered office of this corporation shall be 1861 Placida Road, Suite 104, Englewood, Florida 34223. The name of the initial registered agent at such address is C. Guy Batsel.

ARTICLE VIII.

The affairs of the corporation are to be managed initially by a Board of three (3) Directors. The Board may be increased to any number not to exceed seven (7). The Directors will be elected each year at the annual meeting of the Corporation as provided for in the Bylaws.

ARTICLE IX.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

Richard R. Taylor President	1861 Placida Road, Suite 104 Englewood, Florida 34223
John Winkham Vice-President	1861 Placida Road, Suite 104 Englewood, Florida 34223
Alex Smedlery Secretary/Treasurer	1861 Placida Road, Suite 104 Englewood, Florida 34223

ARTICLE X.

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

Richard R. Taylor	1861 Placida Road, Suite 104 Englewood, Florida 34223
John Winkham	1861 Placida Road, Suite 104 Englewood, Florida 34223
Alex Smedlery	1861 Placida Road, Suite 104 Englewood, Florida 34223

ARTICLE XI.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the Association as provided for in the Bylaws.

ARTICLE XII.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a 75% vote of all the members. Due notice of the meeting must be given as provided for in the Bylaws.

ARTICLE XIII.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of property owners' association property or through the rebate of the excess membership dues, fees or assessments.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 1 day of March, 1995.

Witnesses:

[Signature]
[Signature]

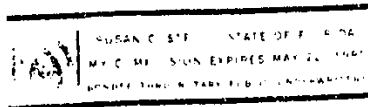
[Signature]
C. Guy Batzel

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, C. GUY BATSEL, who is personally known to me or who has produced his Florida driver's license as identification and who did/did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Englewood, said County and State, this 1 day of March, 1995.

[Signature]
Notary Public
My commission expires:




CERTIFICATE DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE
FOR THE SERVICE OF PROCESS

In compliance with Section 48.091, Florida Statutes, the following is submitted:

LAKEVIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at Englewood, County of Charlotte, State of Florida, has designated C. GUY BATSEL, whose street address is 1861 Placida Road, Suite 104, Englewood, Florida, County of Charlotte, State of Florida, as its agent to accept service of process within this state.

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Registered Agent

10675a07

FILED
JUN 25 1975
CLERK OF COURT
JUDICIAL CIRCUIT IN AND FOR
THE NINTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA