

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9021
904-222-0911 FAX

800-342-8086



NP5000001704

ACCOUNT NO. : 072100000032

REFERENCE : 574516 6460A

AUTHORIZATION :

Patricia Pyzdek

COST LIMIT : \$ 122.50

ORDER DATE : April 10, 1995

ORDER TIME : 9:20 AM

ORDER NO. : 574516

CUSTOMER NO: 6460A

~~XXXXXXXXXX~~ 000001451880

CUSTOMER: Peter L. Lopez, Esq
LOWNDES DROSDICK DOSTER
KANTOR & REED
215 North Eola Drive

Orlando, FL 32801

DOMESTIC FILING

NAME: COUNTRY CHASE COMMUNITY
ASSOCIATION II, INC.

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jennifer Moran

EXAMINER'S INITIALS:

T. BROWN APR 11 1995

FILED
95 APR 11 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Handwritten signature/initials



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 10, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: COUNTRY CHASE COMMUNITY ASSOCIATION II, INC.
Ref. Number: W95000007690

We have received your document for COUNTRY CHASE COMMUNITY ASSOCIATION II, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return 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 (904) 487-6932.

Teresa Brown
Corporate Specialist

Letter Number: 695A00016281

**ARTICLES OF INCORPORATION
OF
COUNTRY CHASE COMMUNITY
ASSOCIATION II, INC.**

FILED
95 APR 11 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I
CORPORATION NAME**

The name of the corporation is Country Chase Community Association II, Inc., hereafter called the "Association."

**ARTICLE II
CORPORATE OFFICE**

The principal office of the Association is located at 150 Oxford Road, Fern Park, Florida 32730.

**ARTICLE III
REGISTERED AGENT**

Robert T. Shutts, whose address is 150 Oxford Road, Fern Park, Florida 32730, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
INCORPORATOR**

Robert T. Shutts, whose address is 150 Oxford Road, Fern Park, Florida 32730, is the incorporator of the Association.

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

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for (i) the maintenance and preservation of certain common improvements (hereinafter together referred to as the "Common Area") now or hereafter serving the Lots forming a part of COUNTRY CHASE, UNIT 4,

according to the Plat thereof as recorded or to be recorded among the Public Records of Orange County, Florida (hereinafter referred to as the "Plat") and any other "Common Areas" located within future Units of Country Chase as may hereafter be brought within the jurisdiction of the Association and (ii) the architectural control of the residential Lots described on the Plat (hereinafter referred to as the "Properties"), and to promote the health, safety and welfare of the owners and residents within the Properties and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Country Chase II (hereinafter referred to as the "Declaration"), applicable to the Properties and recorded or to be recorded among the Public Record of Orange County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association, subject to the terms and provisions hereof and of the Declaration;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to the terms and provisions hereof and of the Declaration;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidation with other non-profit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members and shall be in accordance with the terms and provisions hereof and of the Declaration (provided, however, that annexation of subsequent

platted Units of Country Chase pursuant to the Declaration may be accomplished by the Class B member(s) without the consent of the Class A members);

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE VI MEMBERSHIP

Any person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to the Declaration.

ARTICLE VII VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners (with the exception of the Declarant), and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on December 31, 1999.

The presence at any meeting of members or proxies entitled to cast one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in these Articles of Incorporation, the Declaration or the Bylaws.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of this Association shall initially be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
Robert T. Shutts	150 Oxford Road P.O. Box 300789 Fern Park, Florida 32730-0789
Joseph B. Robinson	150 Oxford Road P.O. Box 300789 Fern Park, Florida 32730-0789
Martha D'Amico	150 Oxford Road P.O. Box 300789 Fern Park, Florida 32730-0789

The method of election of directors is stated in the Bylaws of the Association.

ARTICLE IX
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X
DURATION

The Association shall exist perpetually, unless sooner dissolved in accordance with Article IX hereof.

**ARTICLE X
AMENDMENTS**

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

**ARTICLE XI
FHIA/VA APPROVAL**

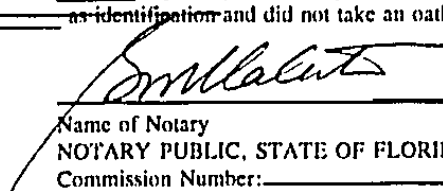
As long as there is a Class B membership, the following actions will require a prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional land other than the Additional Property described in the Declaration, mergers and consolidation, mortgaging of Common Area, dedication of Common Area, and dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation not for profit under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 7th day of April, 1995.


ROBERT T. SHUTTS

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of April, 1995 by ROBERT T. SHUTTS. He is personally known to me ~~or produced~~ _____ as identification and did not take an oath.



Name of Notary
NOTARY PUBLIC, STATE OF FLORIDA
Commission Number: _____
My Commission Expires: _____

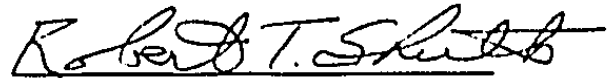


G. M. KALEITA
MY COMMISSION EXPIRES
May 20, 1995
BONDED THRU TROY FAIR INSURANCE, INC.

FILED
95 APR 11 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ACCEPTANCE OF
REGISTERED AGENT**

The undersigned, by his execution hereof, does hereby accept his designation as initial registered agent of COUNTRY CHASE COMMUNITY ASSOCIATION II, INC., pursuant to Article III of these Articles of Incorporation.



ROBERT T. SHUTTS