

1201 BAYS STREET
TALLAHASSEE, FL 32309

800-142-8086



ACCOUNT NO. : 072100000032

REFERENCE : 581736 8435A

AUTHORIZATION :

COST LIMIT *Patricia* 122.50

ORDER DATE : April 19, 1995

ORDER TIME : 9:31 AM

ORDER NO. : 581736

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CUSTOMER NO: 8435A

CUSTOMER: James A. McNabb, Jr., Esq
TRICKEL, LEIGH & MANN, P.A.

39 West Pine Street

Orlando, FL 32801-2611

DOMESTIC FILING

NAME: LAKE OLYMPIA SQUARE OWNERS'
ASSOCIATION, 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: Sebrene Randolph

EXAMINER'S INITIALS:

T. BROWN APR 21 1995

FILED
95 APR 20 AM 10:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 19, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC.
Ref. Number: W95000008431

We have received your document for LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, 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: 595A00018431



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

April 20, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC.
Ref. Number: W95000008431

We have received your document for LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

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: 995A00018732

ARTICLES OF INCORPORATION

LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC.

THE UNDERSIGNED, pursuant to the provisions of Chapter 617, Florida Statutes, hereby form this corporation as a not-for-profit corporation.

ARTICLE 1
NAME

The name of the corporation is LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC., hereafter called the "Association."

ARTICLE 2
ADDRESS; REGISTERED AGENT

The principal office of the Association is located at:

2436 Butler Bay Drive North
Windermere FL 34786

and the Registered Agent of the Association on whom services of process can be had at such address is GLENN MILLER.

ARTICLE 3
PURPOSE AND POWERS OF THE ASSOCIATION

The 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 maintenance, preservation and architectural control of the Lots and Common Area within that certain tract of real property (the "Property") described as Lots 1, 3, and 5 of Lake Olympia Square, as recorded in Plat Book 28, Page 103, Public Records of Orange, County, Florida, or as such lands may be replatted from time to time; and to promote the health, safety and welfare of the Owners, occupants, invitees, and licensees within the Property and any additions thereto as hereafter may be brought within the jurisdiction of this Association for this purpose to:

3.1 exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set for in that certain Declaration of Covenants, Conditions, Restrictions, and Easements (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded among the Public Records of Orange County, Florida, as the same from time to time may be amended as therein provided, said Declaration being incorporated herein as if set forth fully;

3.2 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 any property of the Association;

3.3 acquire (by gift, purchase or otherwise) own, hold, improve, build on, 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;

3.4 borrow money, and, in accordance with the provisions of the Declaration, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

3.5 dedicate, sell, or transfer all or any part of any Common Area belonging to the Association to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to pursuant to the provisions of the Declaration; provided 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;

3.6 participate in mergers and consolidations with other nonprofit corporation organized for the same purposes, or annex additional 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;

3.7 have and exercise any and all powers, rights, and privileges that a corporation organized under the not-for-profit corporation laws of the State of Florida by law may now or hereafter have or exercise.

ARTICLE 4 MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot within the Property, including contract sellers, shall be a member of the Association. The foregoing shall not 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 within the Property.

ARTICLE 5 VOTING RIGHTS

The Association shall have two 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 vote for each one-tenth (1/10) of an acre owned within the Property. When more than one person holds an interest in any Lot, all such persons collectively shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to each one-tenth (1/10) of an acre.

CLASS B. The Class B member shall be the Declarant (as defined in the Declaration), and shall be entitled to five (5) votes for each full one-tenth (1/10) of an acre within the Property owned by such Member. Class B Membership shall continue to exist for so long as Declarant (or its successors or assigns) shall own any Lot; provided, however, that Declarant shall have the right at any time and in its sole discretion to terminate its Class B Membership and convert it to Class A Membership. In any event, the Class B membership shall cease and be converted to Class A membership, automatically and without action by any person or entity, when the total votes outstanding in the Class A membership exceeds the total votes outstanding in the Class B membership.

ARTICLE 6
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are: The manner in which the directors are elected are stated in the bylaws.

Glenn Miller
Stacy Miller
Linda Miller

2436 Butler Bay Drive North
Windermere, Florida 34786

ARTICLE 7
DISSOLUTION

The Association may be dissolved in with the assent given in writing and signed not less than two-thirds (2/3) of each class of Members. On 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. If such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE 8
DURATION

The corporation shall exist perpetually.

ARTICLE 9
AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of each class of Membership in the Association.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 18th day of April, 1995.



GLENN MILLER, Incorporator

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared GLENN MILLER, who is

☒ well known to me, or who
☐ produced _____ as identification,
and who DID / DID NOT take an oath,

as the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

Done this 18th day of April, 1995.

WITNESS MY HAND AND SEAL this 18th day of April, 1995.

J. A. McTigue
(Print Name → _____)

Notary Public
My Commission Expires:



J. A. MCTIGUE
My Commission CC370268
Expires May 10, 1998
Bonded by ANB
800 852 5878

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

OF

LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC.

FILED
APR 20 AM 10:38
95
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GLENN MILLER having a business address identical with the registered office of LAKE OLYMPIA SQUARE OWNERS' ASSOCIATION, INC. the corporation named above, and having been designated as the Registered Agent in the Articles of Incorporation of said corporation, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

18 April 1975
Date


GLENN MILLER