

N95000003622

GEORGE E. HOVIS

ATTORNEY AT LAW

CLERMONT, FLORIDA 34712-0848

POST OFFICE BOX 120848
JULY 25, 1995

TELEPHONE (904) 394-2103
FAX (904) 394-2105

Secretary of State
Division of Corporations
P O Box 6327
Tallahassee, FL 32301

Re: Articles of Incorporation
HILLS OF LAKE LOUISA HOMEOWNERS' ASSOCIATION, INC.
(A Not-For-Profit Corporation)

500001548465
-07/28/95--01023--003
****122.50 ****122.50

Dear Sir:

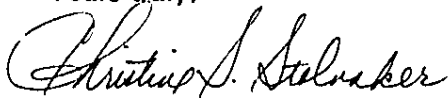
Enclosed are original and one (1) copy of the Articles of Incorporation for HILLS OF LAKE LOUISA HOMEOWNERS' ASSOCIATION, INC., A Not-For-Profit Corporation, together with a check in the amount of \$122.50 to cover the following:

Filing Fee	35.00
Certified Copy of Charter	52.50
Resident Agent Filing Fee	35.00
	122.50

Please endorse your approval on the certified copy of the Articles of Incorporation, certify the same and return to me at Post Office Drawer 120848, Clermont, FL 34712-0848.

Thank you.

Yours truly,



(Mrs.) CHRISTINE S. STALAKER
Legal Assistant
Enclosures

*Called Christine 8/1,
added to the corporation
in article II to complete
the principal address information*

TALLAHASSEE, FLORIDA

50 JUL 28 AM 8:52

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ARTICLES OF INCORPORATION
OF

HILLS OF LAKE LOUISA HOMEOWNERS' ASSOCIATION, INC.
(a corporation not-for-profit)

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TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is HILLS OF LAKE LOUISA HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II - PURPOSE and POWERS

The general nature of the objectives and purposes of this corporation shall be to promote and encourage maintenance and welfare of the owners of the lots in HILLS OF LAKE LOUISA, a subdivision recorded in Plat Book 36, pages 67 and 68, Public Records of Lake County, Florida.

The Association shall operate, maintain and manage the designated recreation surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. WD 35-221875 requirements and applicable District Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance of landscaped easements, recreational areas and common areas and for the upkeep of the entrance sign or signs.

The powers of this corporation shall include all powers provided for by the laws of the State of Florida.

ARTICLE III - MEMBERSHIP

The membership of this corporation shall be open to all owners of lots in HILLS

OF LAKE LOUISA. Every person or entity who is a record owner of any lot shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the lot.

ARTICLE IV - TERM OF EXISTENCE AND REGISTERED AGENT AND OFFICE

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

The name and initial Registered Agent of this corporation and the street address of the initial Registered Agent of this corporation are as follows:

TONY D. HUBBARD, P O Box 120726, Clermont, FL 34712-0848

Street Address: 300 E. Hwy 50, Clermont, FL 34711
of the corporation

ARTICLE V - BOARD OF DIRECTORS

The business affairs of this corporation shall be managed by the Board of Directors. The number of directors shall be established in the By-laws but shall never be fewer than two (2) directors, nor more than seven (7). The names of the persons who are to serve as the directors of the corporation until the first election are:

TONY D. HUBBARD P O Box 120726, Clermont, FL 34712-0726

JOHN R. WARREN 11201 Harder Road, Clermont, FL 34711

CAROLE A. JUDY P O Box 120726, Clermont, FL 34712-0726

ARTICLE VI - OFFICERS

The officers of the corporation shall be a President, Vice President, Secretary and Treasurer. The Secretary and Treasurer may be the same person. The name of the persons who are to serve as officers of the corporation until the first election are:

<u>Officer</u>	<u>Name</u>	<u>Residence</u>
President	TONY D. HUBBARD	P O Box 120726, Clermont, FL 34712
V/President	JOHN R. WARREN	11201 Harder Road, Clermont, FL 34711
Sec/Treas	CAROLE A. JUDY	P O Box 120726, Clermont, FL 34712

ARTICLE VII - INCORPORATORS

The names of the incorporators of these Articles are:

TONY D. HUBBARD	P O BOX 120726, CLERMONT, FL 34755-2310
JOHN R. WARREN	11201 Harder Road, Clermont, FL 34711
CAROLE A. JUDY	P O Box 120726, Clermont, FL 34712-0726

ARTICLE VIII - BY-LAWS

The By-Laws of this corporation may be made, altered or rescinded by two-thirds (2/3) vote of the members present at any duly called meeting of the corporation.

The corporation may establish quorum requirements in its By-Laws.

ARTICLE IX - AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the members present at any special meeting of this corporation duly called for that purpose.

ARTICLE X - ANNEXATION OF ADDITIONAL PROPERTIES

Annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendments of the Articles of Incorporation shall

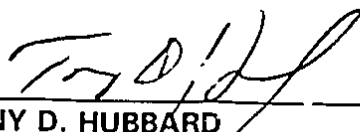
require prior approval of HUD/VA as long as there is a Class B Membership.

ARTICLE XI - DISSOLUTION

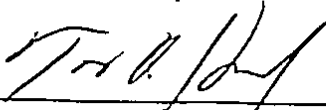
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII - DISTRIBUTION OF ASSETS UPON DISSOLVING

No person, firm or corporation shall ever receive any dividends or profits from the undertakings of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under the Internal Revenue Code, or to state or local government for a public purpose, and none of the assets will be distributed to any member officer, director or trustee of this corporation.


TONY D. HUBBARD

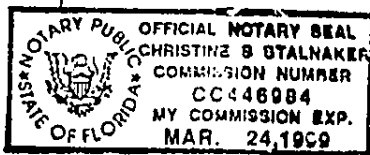
I hereby am familiar with and accept the duties and responsibilities as Registered Agent for said corporation.

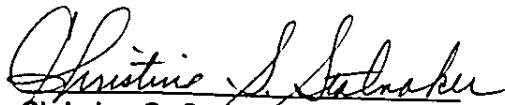

TONY D. HUBBARD, Registered Agent

STATE OF FLORIDA)
 :SS.
COUNTY OF LAKE)

BEFORE ME, a Notary Public duly authorized to take acknowledgments in the state and county set forth above, personally appeared TONY D. HUBBARD known to me to be the person who executed the foregoing Articles of Incorporation, and they acknowledged before me that he executed those Articles of Incorporation. Said person is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county named above this 25th day of July, 1995.




Christine S. Stalnaker
Notary Public

(Notary Seal)

FILED
55 JUL 28 AM 8:52
TALLAHASSEE, FLORIDA