

Jan. 3, 1996 10:23AM HARLLEE PORGES HAMLIN & HAMRICK

P. 1/9

N96000000028

1/03/96

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM

10:07

((H960000000088)))

ELECTRONIC FILING COVER SHEET

TO: DIVISION OF CORPORATIONS

FROM: HARLLEE, PORGESS, HAMLIN & HAMRICK
1205 MANATEE AVE W

DEPARTMENT OF STATE

STATE OF FLORIDA

409 EAST GAINES STREET

TALLAHASSEE, FL 32399

BRADENTON FL 34205-0000

CONTACT: LINDA JONES

PHONE: (941) 748-3770

FAX: (904) 922-4000

FAX: (941) 746-4160

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.

NAME: PALMETTO LEISURE LAKE HOMEOWNERS ASSOCIATION, INC.

FAX AUDIT NUMBER: H960000000088

CURRENT STATUS: REQUESTED

DATE REQUESTED: 01/03/1996

TIME REQUESTED: 10:07:02

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

NUMBER OF PAGES: 8

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$122.50

ACCOUNT NUMBER: 076077002227

Note: Please print this page and use it as a cover sheet when submitting documents to the Division of Corporations. Your document cannot be processed without the information contained on this page. Remember to type the Fax Audit number on the top and bottom of all pages of the document.

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** ENTER 'M' FOR MENU. **

1/03/96

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM
ELECTRONIC PROCESSING MENU

10:07

1. ENTER PASSWORD
2. REQUEST COR ELECTRONIC FILING
3. REQUEST COR ELECTRONIC CERTIFICATE
4. ALTER DEFAULTS FOR THIS SESSION
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SECRETARY OF STATE
TALLAHASSEE, FL 32399
96 JAN -3 PM 2:10
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PASSWORD/NEW PASSWORD
DOCUMENT TYPE
CORPORATE DOCUMENT NUMBER
*** NO KEY ***
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*** NO KEY ***
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--- CURRENT DEFAULTS ---

ACCOUNT NAME: 076077002227

AVAILABLE BALANCE: \$115.0

SUB ACCOUNT:

METHOD OF DELIVERY: F

FAX NUMBER: (941) 746-4160

MAIL NAME: HARLLEE, PORGESS, HAMLIN & HAMRICK, P.A.

MAIL ADDR1: 1205 MANATEE AVE W

MAIL ADDR2:

CITY: BRADENTON

ST: FL

ZIP: 34205-0000 COUNTRY: US

ENTER SELECTION NUMBER, 1 THRU 9, A BLANK AND THE KEY (IF REQUIRED).

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05:01 PM 3-17-96

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FILED
96 JAN -3 PM 12:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

PALMETTO LEISURE LAKE HOMEOWNERS ASSOCIATION, INC.

The undersigned hereby form a corporation not for profit under Chapter 617, Florida Statutes, and certify the following:

ARTICLE I - NAME

1.1. The name of the Corporation shall be "Palmetto Leisure Lake Homeowners Association, Inc." For convenience, the corporation shall herein be referred to as the "Association". The principal office address shall be 438 Kaiser Drive, Palmetto, Florida, 34221.

ARTICLE II - PURPOSE

2.1. The purpose of this Association is to promote political, social and other improvements, programs, and reforms for the benefit of the members of this Association; Also for the accomplishment of any purposes of attainment of any of the objects hereto set forth or mentioned, either alone or in association with other individuals, corporations, partnerships, including but not limited to the county, state, federal or municipal authorities, and in general to promote the health, safety and welfare of the homeowners who are tenants in Leisure Lake Village.

The Association exists to promote the interests and concerns of the homeowners living in Leisure Lake Village.

The Association shall strive to foster a caring and harmonious community of neighbors.

The Association shall assist the neighbors in recognizing the need to work together in maintaining the neighborhood as a community of quality living.

The Association shall act as an intermediary in problems that arise between neighbors when requested to do so by one of the parties involved. Resolution of such problems remains with the parties involved NOT the Association.

The Board of Directors of the Association shall act as an agent for representing the Palmetto Leisure Lake Homeowners Association before the Leisure Lake Village Co-op, Inc., Board of Directors. The Association shall identify community needs and develop a consensus of opinion concerning those needs. Also, the Association shall sponsor and support programs offered by the

STEPHEN W. THOMPSON, ESQ.
0809310
HARLEE, PORGES, HAMLIN & HAMRICK, P.A.
1205 MANATEE AVENUE WEST
BRADENTON, FLORIDA 34205
(941) 748-3770

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county and the state regarding safety, security and the environmental issues that affect the homeowners residing in Leisure Lake Village.

The Association shall help to maintain, improve and uphold the standards and facilities of Leisure Lake Village. The Association shall act as a body in seeking cooperation of state and county officials in matters affecting the health, safety and welfare of the homeowners.

ARTICLE III - POWERS

3.1. Common Law and Statutory Powers: The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with these Articles or the By-Laws.

3.2. Specific Powers: The Association shall have all of the powers and duties set forth in the By-Laws, as amended from time to time, and all the powers and duties reasonably necessary to operate the Association pursuant to the By-Laws and perform the administrative, managerial and other functions for the Palmetto Leisure Lake Homeowners Association, Inc., as provided in said By-Laws, as they may be amended from time to time, including but not limited to the following:

- A. Enforce the provisions of the By-Laws of the Association by appropriate means;
- B. To carry out the obligations of the Association;
- C. To make and collect dues against members;
- D. To help defray the costs of this Association;
- E. To enforce by legal means the provisions of the By-Laws and other regulations duly adopted by the Association;
- F. To negotiate and contract for such materials and services for the benefit of all or any part of the members who may subscribe to or elect or accept such materials or services as agent on behalf therefore in accordance with the By-Laws;
- G. To employ personnel for reasonable compensation to perform the services required for the proper carrying out of the Association's responsibilities;
- H. To exercise such further authority as may be reasonably necessary to carry out each and every one of the obligations of the Association set forth in these Articles or the By-Laws, including any right

or power reasonably to be inferred from the existence of any right, power, duty or obligation given to the Association or reasonably necessary to effectuate its obligation under the By-Laws.

3.3. Limitation on Exercise of Power: The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the laws of the State of Florida, Florida Statute 723, these Articles and the By-Laws of the Association.

ARTICLE IV - MEMBERS

4.1. Members: Membership in this Association shall be voluntary. Those eligible for membership are limited to those homeowners who are renting lots within Leisure Lake Village in Manatee County.

4.2. Voting: The homeowners shall be entitled to one vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V - BOARD OF DIRECTORS

5.1. Board of Directors: The affairs of the Association shall be managed by a Board consisting of such number of members as may be determined from time to time in accordance with the By-Laws. In no event shall the Board consist of fewer than seven (7) Board Members.

5.2. Election of Board of Directors: Members of the Board shall be elected at the annual meeting of the membership, in the manner provided by the By-Laws. Board Members may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

5.3. First Board of Directors: The names and addresses of the initial Board of Directors are as follows:

	<u>NAME</u>	<u>RESIDENCE</u>	
Pres.	Christina Turley	438 Kaiser Dr.	Palmetto, FL 34221
V.P.	Gene Porter	483 Church Rd.	Palmetto, FL 34221
Sec.	Don Stilts	143 Shady Ln.	Palmetto, FL 34221
Treas.	Duane Randolph	137 Lakeview Dr	Palmetto, FL 34221
Director	Al Marshall	314 Peace Manor.	Palmetto, FL 34221
Director	Jim Soucy	383 Quiet Way,	Palmetto, FL 34221
Director	Glenna Stilts	143 Shady Ln.	Palmetto, FL 34221

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ARTICLE VI - OFFICERS

6.1. Officers: The affairs of the Association shall be administered by a President, Vice President, Secretary, Treasurer and Directors as may from time to time be created by the Board as permitted by the By-Laws. Officers shall be elected at the annual meeting of the Association and shall serve at the pleasure of the Board. The names and addresses of the officers who shall serve until their successors are designated by the Board are as follows:

Pres.	Christina Turley	438 Kaiser Dr.	Palmetto, FL 34221
V.P.	Gene Porter	483 Church Road	Palmetto, FL 34221
Sec.	Don Stilts	143 Shady Lane	Palmetto, FL 34221
Treas.	Duane Randolph	137 Lakeview Dr.	Palmetto, FL 34221
Director	Al Marshall	314 Peace Manor	Palmetto, FL 34221
Director	Jim Soucy	383 Quiet Way	Palmetto, FL 34221
Director	Glenna Stilts	143 Shady Lane	Palmetto, FL 34221

ARTICLE VII - BY-LAWS

7.1. By-Laws: The first By-Laws of the Association have been adopted by the Board and may be altered, amended or rescinded by a majority of the members, except as otherwise may be provided by the By-Laws.

ARTICLE VIII - AMENDMENTS

8.1. Amendments: These Articles may be altered, amended or modified upon the affirmative vote of the majority of the members of the Association. No amendment shall be made which is in conflict with the By-Laws.

ARTICLE IX - EXISTENCE

9.1. The term of the Association shall be perpetual.

ARTICLE X - SUBSCRIBERS

10.1. The names and addresses of the subscribers to these Articles are as follows:

	<u>NAME</u>	<u>RESIDENCE</u>	
Pres.	Christina Turley	438 Kaiser Dr.	Palmetto, FL 34221
V.P.	Gene Porter	483 Church Rd.	Palmetto, FL 34221
Sec.	Don Stilts	143 Shady Ln.	Palmetto, FL 34221
Treas.	Duane Randolph	137 Lakeview Dr.	Palmetto, FL 34221
Director	Al Marshall	314 Peace Manor.	Palmetto, FL 34221
Director	Jim Soucy	383 Quiet Way,	Palmetto, FL 34221
Director	Glenna Stilts	143 Shady Ln.	Palmetto, FL 34221

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ARTICLE XI - REGISTERED AGENT

11.1. The Association hereby appoints Christina Turley, whose mailing address is 438 Kaiser Drive, Palmetto, Florida 34221, as its Registered Agent and Resident Agent under the laws of Florida. By affixing her signature hereto, Christina Turley does hereby accept said designation and appointment, and the office of the Association shall be at 438 Kaiser Drive, Palmetto, Florida 34221.

IN WITNESS WHEREOF, the Subscribers have caused this document to be executed in their names this 30 day of DECEMBER 1995.

Christina Turley
Christina Turley

Gene Porter
Gene Porter

Don Stiltz
Don Stiltz

Duane Randolph
Duane Randolph

Al Marshall
Al Marshall

Jim Soucy
Jim Soucy

Glenna Stiltz
Glenna Stiltz

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30 day of DECEMBER, 1995, by CHRISTINA TURLEY, ☒ who is personally known to me or ☒ who has produced _____ (type of identification) and who () did ☒ did not take an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney

(Type or Print Notary Name Here)

My Commission Expires:

5



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1998
Comm. No. CO 215190

H96000000088

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STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by GENE PORTER ☒ who is personally
known to me or () who has produced
(type of identification) and who () did ☒ did not take an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney
(Type or Print Notary Name Here)

My Commission Expires:



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1996
Comm. No. CC 216198

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by DONALD STILTS ☒ who is
personally known to me or () who has produced
(type of identification) and who () did ☒ did not take
an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney

(Type or Print Notary Name Here)

My Commission Expires:



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1996
Comm. No. CC 216198

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by DUANE RANDOLPH ☒ who is
personally known to me or () who has produced
(type of identification) and who () did ☒ did not take
an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney

(Type or Print Notary Name Here)

My Commission Expires:



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1996
Comm. No. CC 216198

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Jan. 3. 1996 10:26AM

HARLEE PORGES HAMLIN & HAMRICK

No. 5088 P. 8/9

H960000000088

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by AL MARSHALL ☒ who is personally
known to me or () who has produced _____
(type of identification) and who () did ☒ did not take an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney

(Type or Print Notary Name Here)

My Commission Expires:



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1998
Comm. No. CC 216198

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by JIM SOUCY ☒ who is personally
known to me or () who has produced _____
(type of identification) and who () did ☒ did not take an oath.

Michael K. Mooney
Notary Public, State of Florida

Michael K. Mooney

(Type or Print Notary Name Here)

My Commission Expires:



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1998
Comm. No. CC 216198

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Jan. 3, 1996 10:26AM

HARLEE PORGES HAMLIN & HAMRICK

No. 5098 P. 9/9
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STATE OF FLORIDA
COUNTY OF MANATRE

The foregoing instrument was acknowledged before me this 30
day of DECEMBER, 1995, by GLENNA STILTS ~~X~~ who is
personally known to me or () who has produced
(type of identification) and who () did ~~X~~ did not take
an oath.

Michael K. Mooney
Notary Public, State of Florida
Michael K. Mooney

My Commission Expires:

(Type or Print Notary Name Here)



OFFICIAL SEAL
MICHAEL K. MOONEY
My Commission Expires
July 19, 1996
Comm. No. CC 216198

ACCEPTANCE BY REGISTERED AGENT

The undersigned, CHRISTINA TURLEY hereby accepts designation
as Registered Agent and Resident Agent of the foregoing
corporation.

Dated this 30 day of DECEMBER, 1995.

Christina Turley
CHRISTINA TURLEY, Registered Agent

FILED
96 JAN -3 PM 12:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA