

N 96000000927

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February 14, 1996

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

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-02/20/96--01061--002
****122.50 ****122.50

Re: MOUNT DORA OAKS, INC.
A non-profit Florida Corporation

Gentlemen:

Find enclosed our firm's check in the amount of \$122.50 to cover the following fees of your office.

Filing Charter	\$35.00
Certification of Charter	52.50
Filing Resident Agent Form	35.00

We enclose original and one copy of Articles of Incorporation of this proposed corporation, with executed resident agent form. Please endorse your approval on the copy of the Articles of Incorporation, certify same and return to us, together with acknowledgement of filing of resident agent.

Thank you for your attention to the above.

Yours, truly,

Linda H. Hutson

Linda H. Hutson
Legal Assistant

FILED
95 FEB 19 AM 8:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

/lhh
Enclosures
(9422C1.lhh)

SN FEB 22 1996

ARTICLES OF INCORPORATION
OF
MOUNT DORA OAKS, INC.
(A non-profit Florida Corporation)

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate ourselves together and make, subscribe and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. NAME

The name of this corporation shall be MOUNT DORA OAKS, INC.

ARTICLE II. TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE III. PURPOSES

The general purposes for which this corporation is organized are as follows:

A. To provide for the orderly enjoyment of MOUNT DORA OAKS, a non-residential development.

B. To promote the health, safety and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in MOUNT DORA OAKS.

C. To enforce the terms, covenants and conditions and restrictions appertaining to MOUNT DORA OAKS which are to be recorded in the Public Records of Lake County, Florida.

D. To maintain, manage and operate the easements, rights of way, signs, and other common property of MOUNT DORA OAKS.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of the owners of parcels in MOUNT DORA OAKS, as established in the Declaration of Covenants and Restrictions for MOUNT DORA OAKS, as recorded in the Public records of Lake County, Florida, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and to enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

ARTICLE IV - POWERS

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or as henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including but not limited to the power:

- A. To acquire by any means real and personal property.
- B. To establish, levy and collect assessments and to enforce the collection of assessments by filing liens or filing suits.
- C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.
- D. To manage, own and operate a water system.

ARTICLE V - MEMBERSHIP

Class A Members shall be all Owners who shall be entitled to vote for each Parcel owned in the manner hereinafter described, provided that so long as Class B membership is in existence, there shall be no voting rights exercisable by Class A Members.

Class B Members shall be the Declarant. All voting rights of the Class A Members are pre-empted until voluntary termination of the Class B membership by voluntary action of Declarant, or until ten years from the date of recording of this Declaration, whichever shall first occur.

All acts which require vote or approval shall only require approval of Class B Members so long as Class B membership remains in existence.

Declarant may at any time convert Class B membership to Class A membership upon the execution of a writing making such election, which shall be delivered to the Association.

Class B membership shall retain complete control of the Association for so long as Class B membership shall exist.

There shall be 100 votes authorized to be cast in the Association. Owners shall be entitled to cast the number of votes equal to the percentage of their ownership interest in the Common Property, so that if an Owner's share of the Common Property is 20%, as calculated in accordance with the method described in the Declaration, then that Owner shall be entitled to cast 20% of the votes authorized to be cast, or 20 votes. The Bylaws shall specifically describe the manner and method of casting votes. The number of votes which an Owner may cast will change whenever that Owner's ownership interest in the Common Property changes as more particularly described in the Declaration.

ARTICLE VI - SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are:

John J. Matsche	18500 U.S. Highway 441 Mount Dora, FL 32757
Edith Mordini	18500 U.S. Highway 441 Mount Dora, FL 32757
Hester Wise	18500 U.S. Highway 441 Mount Dora, FL 32757

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1330 W. Citizens Blvd., Suite 701, Leesburg, Florida, and the name of the initial registered agent of this corporation is MARYBETH L. PULLUM.

ARTICLE VIII - MANAGEMENT OF CORPORATION

The business affairs of this corporation shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the corporation shall be elected as provided in the By-Laws by the membership entitled to vote at the regular annual meeting of the members of the corporation. The names and addresses of the Board of Directors who shall

hold office until their successors are elected and have qualified
are:

John J. Matsche	18500 U.S. Highway 441 Mount Dora, FL 32757
Edith Mordini	18500 U.S. Highway 441 Mount Dora, FL 32757
Hester Wise	18500 U.S. Highway 441 Mount Dora, FL 32757

ARTICLE IX - OFFICERS

The officers of the corporation shall consist of a President, Vice-President and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

President: John J. Matsche
Vice-President: John J. Matsche
Secretary/Treasurer: John J. Matsche

ARTICLE X - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws. Amendment will be finally adopted upon the affirmative vote of sixty-six percent of the qualified voting members.

ARTICLE XI - BY-LAWS

The By-Laws of the corporation shall be adopted by the affirmative vote of sixty-six percent of the qualified voting members and thereafter may be altered, amended or rescinded by sixty-six percent vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 17th day of July, 1995.

John J. Matsche

Edith R. Mordini
Edith Mordini

Hester Wise
Hester Wise

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 17th day of July, 1995, by John J. Matsche, Edith Mordini, and Hester Wise. ☒ Said persons did not take an oath and (check one) ☒ are personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:



SALLY SNYDER BRASHER
My Commission CC380627
Expires Jun. 08, 1998
Bonded by ANB
800-852-5878

Sally Snyder Brasher
Printed Name: Sally Snyder Brasher
NOTARY PUBLIC State of Florida
Commission # CC380627
My Commission Expires: 06/08/98

(MDOHA.JG)

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST-- THAT MOUNT DORA OAKS, INC DESIRING TO ORGANIZE OR
QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL
PLACE OF BUSINESS AT CITY OF 18500 U.S. Highway 441, Mount Dora,
STATE OF FLORIDA, HAS NAMED MARYBETH L. PULLUM, LOCATED AT 1330 W.
CITIZENS BLVD., SUITE 701, CITY OF LEESBURG, STATE OF FLORIDA, AS
ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE [Signature]
(Corporate Officer)

TITLE President

DATE 7-17-95

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND
COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE [Signature]
(Resident Agent)

DATE July 17, 1995

FILED
26 FEB 19 11 03 AM
TALLAHASSEE, FLORIDA