

SMITH, WILLIAMS & HUMPHRIES

ATKINS, YB AT IAW

MAINTAINING TEAM
TEAM. THESE THREE
IN THE L. W. W. W.
J. THE (THE) L. W. W. W.
(DANIEL W. W. W.)
CLARENCE W. W. W. W.
THE (THE) L. W. W. W.
STANLEY W. W. W. W.
NEAL A. W. W. W.
(DANIEL W. W. W.)
GEOFFREY L. W. W. W.

201 EAST 17TH STREET
SUITE 701
ORLANDO, FLORIDA 32801

(407) 840-5151

FAX (407) 843-4070

TAMM H. 1978

(X) (D) (C) (P) (A) (J) (M) (S) (H)
 712 E. 31st Street, Suite 100
 Tampa, Florida 33606
 (813) 844-8400
 FAX (813) 844-3400

THE JOURNAL OF THE

N9600003017 REPL

REPLY TO ORLANDO

May 31, 1996

Secretary of State
New Filings
P.O. Box 6327
Tallahassee, FL 32314

[illegible]

Re: Kaletur Place Homeowner's Association

Dear Clerk:

Enclosed please find for filing on behalf of our client an original Articles of Organization of Kaleleur Place Homeowner's Association. Also enclosed is this law firm's trust account check in the amount of \$122.50 representing the filing fee in this matter. Please file the Articles of Organization in your ordinary manner and return the enclosed copy marked "filed" and reflect the filing information on same.

If you have any questions regarding the enclosed please do not hesitate to call me.

Sincerely,

Patricia L. Cowart
Paralegal

/pc
Enclosures

FILED
96 JUN -3 PM 6 07
FBI ALABAMA

ARTICLES OF INCORPORATION
OF
KALETEUR PLACE HOMEOWNER'S ASSOCIATION, INC.
A NOT-FOR-PROFIT CORPORATION

96 FILED
JUN -3 PM 6:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapters 607 and 617 of Florida Statutes, the undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I
CORPORATE NAME

The name of the Corporation is KALETEUR PLACE HOMEOWNER'S ASSOCIATION, INC. a not-for-profit corporation, hereafter called the "Association."

ARTICLE II
ADDRESS OF THE CORPORATION

The Association's initial principal office is located at 1439 Pine Hills Road, Orlando, Florida 32808.

ARTICLE III
REGISTERED AGENT OR OFFICE

Bowani Copal, whose address is 1439 Pine Hills Road, Orlando, Florida 32808, is hereby appointed the initial registered agent of

this Association. Both the Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by the law.

ARTICLE IV PURPOSE

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 maintenance, preservation and architectural control of the residence lots (as defined in the Declaration) and Common Area (as defined in the Declaration) within that certain tract of property described as:

SEE ATTACHED EXHIBIT "A"

(hereinafter the "property") and to promote the health, safety and welfare of the residents within the Property and any additions hereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Kaletour Place (hereinafter the "Declaration"), applicable to the Property and recorded in the Office of the Clerk of the Circuit Court, Orange County, Florida, and as the same may be amended from time to time as therein provided;

(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, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(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;

(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 consolidations with other nonprofit corporations organized for the same purposes 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;

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, 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 the ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A membership shall be owners with the exception of the Developer, 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 Developer (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 equals the total votes in the Class B membership; or

(b) On December 31, 2002.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of three Directors, who need not be members of the Association. The number of directors may be changed by the amendment of the Bylaws of the Association but at all times must be odd number of three (3) or more. The names and addresses of the persons who are to act in the capacity of directors until their successors have been duly elected and qualify, unless they sooner die, resign or removed are:

<u>NAME</u>	<u>ADDRESSES</u>
<u>Bowani Gopal</u>	<u>1439 Pine Hills Road, Orlando, Florida 32808</u>
<u>Danraj Ramrich</u>	<u>9018 Pinnacle Circle, Windemere, Florida 32786</u>
<u>Frank Munian</u>	<u>4631 Powers Drive, Orlando, Florida 32808</u>

Except for the initial Directors named above, all of whom will

serve until this Association's first annual meeting, the term of office for all Directors is one year. At the first annual meeting, the Members shall elect three (3) directors, and at each annual meeting thereafter, the Members shall elect three (3) directors.

ARTICLE VIII INCORPORATOR

The name and address of the Incorporator is B. Bowan Gopal, whose address is: 1439 Pine Hills Road, Orlando, Florida 32808.

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 (as defined in the Declaration). 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 the 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 nonprofit corporation, association, trust or other organisation to be devoted to such similar purposes.

ARTICLE X DURATION

The Association shall exist perpetually.

ARTICLE XI

BYLAWS

This Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be altered, amended or rescinded with the approval of two-thirds (2/3) of the Members

ARTICLE XII

AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of the Lots owners (as declared in the Declaration).

ARTICLE XIII

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XIV

INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. Without limitation, all capitalized terms used herein and defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the Incorporator intends its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results. The Declaration is hereby incorporated herein

as if set forth at length.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 31st day of December, 1995.

Signed, Sealed and delivered in the presence of:

O. M. M. M. M. M.
Danraj Rambrich

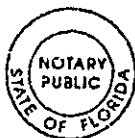
Bowani Gopal
Bowani Gopal, Incorporator and
Registered Agent

STATE OF FLORIDA
COUNTY OF ORANGE

31st The foregoing instrument was acknowledged before me this Dec., 1995, by BOWANI GOPAL, who is personally known to me (or who has produced N/A as identification) and who did (did not) take an oath.

SEAL

Danraj Rambrich
Notary Public - State of Florida



DANRAJ RAMBRICH
My Comm Exp. 8/19/97
Bonded By Service Ins
No. CC309903
☒ Personally Known ☐ Other I.D.

ARTINC-KAIETEUR PLACE

EXHIBIT A

The South 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4 of
Section 01, Township 22S, Range 28E, Public Records of Orange
County, Florida.