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1201 HAYS STREET  
LAKELAND, FL 33807  
800-342-8086  
01-338071  
001-338071



PROFESSIONAL LEGAL & FINANCIAL SERVICE ACCOUNT NO. : 072100000032

REFERENCE : 031512 80981A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : July 25, 1996

ORDER TIME : 9:48 AM

ORDER NO. : 031512

CUSTOMER NO: 80981A

CUSTOMER: Mr. Scott P. Andrew  
WENDEL CHRITTON & PARKS

5300 S. Florida Avenue

Lakeland, FL 33813

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DOMESTIC FILING

NAME: GRANDE OAK COMMUNITY  
ASSOCIATION, INC.

EFFECTIVE DATE: \_

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Daniel W Leggett

EXAMINER'S INITIALS:

cf  
7/25/96

FILED  
OFFICE OF STATE  
CORPORATIONS  
96 JUL 25 11:59

EFFECTIVE DATE  
7/22/96

FILED  
CLERK OF STATE  
CORPORATIONS

96 JUL 25 AM 11:59

ARTICLES OF INCORPORATION

OF

GRANDE OAK COMMUNITY ASSOCIATION, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation, not for profit, under the laws of the State of Florida and does hereby adopt the following articles of incorporation:

ARTICLE I. NAME

The name of the Corporation shall be:

**GRANDE OAK COMMUNITY ASSOCIATION, INC.**

The principal place of business of this Corporation shall be Polk County, Florida, at 2325 Peterson Road, Lakeland, Florida, 33813.

ARTICLE II. PURPOSES

The purposes of this Corporation shall be:

(1) To promote the health, safety and social welfare of the owners of property located within GRANDE OAK SUBDIVISION, as per plat thereof recorded in Plat Book 96, Page 41, Public Records of Polk County, Florida, and within such other property as may be later platted and made subject to the Declaration of Restrictions for GRANDE OAK SUBDIVISION. As used in these Articles, "Subdivision", "the Subdivision" or "Grande Oak Subdivision" shall include future subdivided lands becoming subject to the said Declaration. The term "lot" and "common

area" shall include lots and common areas shown on all subdivision plats now, or later, becoming subject to the said Declaration.

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded, or to be recorded, in the Office of the Clerk of the Circuit Court in and for Polk County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth at length.

(3) Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, 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 levies or imposed against the property of the Association.

(4) Acquire by gift, purchase or otherwise, own, hold, improve, build upon, 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.

(5) Borrow money, and with the assent of 80% 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.

(6) Dedicate, sell or transfer all or any part of the common area to any public agency, including the Southwest Florida Water Management District and other Governmental Agencies, authority, or utility for such purpose and subject to such conditions as may be agreed by the members. No such dedication or transfer shall be effective unless approved by 66 2/3% of all members of the Association, agreeing to such dedication, sale or transfer.

(7) Participate in mergers and consolidations with other not for profit corporations, organized for the same purpose of annexing additional residential property and common areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members.

(8) Have and exercise any and all powers, rights and privileges that a corporation organized under the Florida Not for Profit Corporation act of the State of Florida by law may now or hereafter have or exercise, including, without limitation, the power to adopt Rules and Regulations for operation of Association property and Association operations.

(9) Operation and maintenance of the surface water management system, including, without limitation, the power to

contract for services to provide for such operation and maintenance. Amendment of any document affecting such system, including water management portions of the common areas, must have prior approval of the Southwest Florida Water Management District.

(10) To supervise and control the specifications, architecture, design, appearance, elevation and location of all buildings, structures and improvements, placed or permitted to remain in the Subdivision, as well as the alteration, improvement, addition or changes thereof.

(11) To operate without profit and for the sole and exclusive benefit of its members.

(12) To sue and be sued.

(13) All those rights and powers granted to corporations, not for profit, by Chapters 607 and 617, Florida Statutes.

### ARTICLE III. MEMBERSHIP

All owners of property in GRANDE OAK SUBDIVISION, are members of the Corporation. Membership is automatically acquired upon acquisition of the fee simple title, to any property in the Subdivision, and automatically terminates upon the sale or other transfer of title to such property. All members shall be bound by the provisions of the Articles of Incorporation, the By Laws of the Association and the Declaration for GRANDE OAK SUBDIVISION.

#### ARTICLE IV. TERMS OF EXISTENCE

This Corporation Not for Profit shall have perpetual existence, commencing on the date of execution and acknowledgement of these Articles.

#### ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address and mailing address of the initial registered office of this corporation is 5300 South Florida Avenue, Building F, Lakeland, Florida 33807.

The name of the initial registered agent of this Corporation at that address is Charles P. Chritton. Said registered agent accepts this designation as registered agent by his signature to these Articles. The board of Directors may, from time to time, designate such other address and place for the principal office of this Corporation as it may see fit.

#### ARTICLE VI. INITIAL BOARD OF DIRECTORS

This Corporation shall initially have three directors. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than three. The names and address of the initial directors of this Corporation, who subject to these Articles of Incorporation, the By Laws of this Corporation, the Declaration and the laws of the State of Florida, shall hold office until the first election thereof, or upon their death, resignation or expiration of their term of office, and their successors have

been duly elected and qualified are as follows:

Charles W. DeWitt, 2325 Peterson Road, Lakeland, Florida 33813

June M. DeWitt, 2325 Peterson Road, Lakeland, Florida 33813

Charles P. Chritton, P.O. Box 5378, Lakeland, Florida 33807

Said directors shall be elected at such time and in such manner as may be prescribed by the By-Laws.

#### ARTICLE VII. OFFICERS

The officers of the Corporation who shall hold office until their successors are elected by the Board of Directors shall be:

President: Charles W. DeWitt

Vice President: June M. DeWitt

Secretary: Charles W. DeWitt

Treasurer: Charles W. DeWitt

Said officers shall be elected and removed by the Board of Directors at such time and in such manner as may be prescribed by the By-Laws.

#### ARTICLE VIII. INCORPORATOR

The name and address of the person signing these Articles is Charles W. DeWitt, 2325 Peterson Road, Lakeland, Florida 33813.

#### ARTICLE IX. AMENDMENT

These Articles may be altered, amended or repealed by a resolution of the Board of Directors; provided, however, that no amendment affecting the rights of Charles W. DeWitt and June M. DeWitt or their successors or assigns, as Developer of

GRANDE OAK SUBDIVISION, shall be effective without the prior written consent of Charles W. DeWitt and June M. DeWitt, or their successors or assigns, as Developer.

ARTICLE X. NON STOCK BASIS

The Corporation is organized and shall be operated on a non-stock basis within the meaning of the Florida Not For Profit Corporation Act, and shall not have the power to issue shares of any type or class of stock, or other certificates or writings, evidencing an ownership or proprietary interest in the Corporation.

IN WITNESS WHEREOF, the undersigned subscriber and registered agent has executed these Articles of Incorporation, this 22nd day of July, 1996.

  
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CHARLES W. DEWITT  
Incorporator



FILED  
SECRETARY OF STATE  
FILED FOR CORPORATIONS

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STATE OF FLORIDA

COUNTY OF POLK

BEFORE ME, a Notary Public authorized to take acknowledgments in the state and county aforesaid, personally appeared CHARLES W. DEWITT, as subscriber, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid, this 22nd day of July, 1996.



Scott P. Andrew  
Notary Public

ACCEPTANCE BY REGISTERED AGENT

The undersigned accepts the appointment as Registered Agent of GRANDE OAK COMMUNITY ASSOCIATION, INC., which is contained in the foregoing Articles of Incorporation.

Dated this 22nd day of July, 1996.

Charles P. Chritton  
Charles P. Chritton  
Registered Agent