

N96000005336

CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904) 224-8870
Mailing Address: Post Office Box 16549, Tallahassee, FL 32302
TOLL FREE No. 1-800-342-8062
FAX (904) 222-1222

NAME _____
FIRM _____
ADDRESS _____
PHONE () _____

Service: Top Priority _____ Regular _____
One Day Service Two Day Service

To us via _____ Return via _____

Matter No.: _____ Express Mail No. _____

State Fee \$ _____ Our \$ _____

RE: Carolina Cascade
Homeowners Corp., Inc.

	C.C. FEE.	DISBURSED
<input checked="" type="checkbox"/> Capital Express™		
<input checked="" type="checkbox"/> Art. of Inc. File		
<input type="checkbox"/> Corp. Record Search		
<input type="checkbox"/> Ltd. Partnership File		
<input type="checkbox"/> Foreign Corp. File		
<input checked="" type="checkbox"/> (-) Cert. Copy(s) <u>photo</u>		
<input type="checkbox"/> Art. of Amend. File		
<input type="checkbox"/> Dissolution/Withdrawal		
<input type="checkbox"/> C U S-		
<input type="checkbox"/> Fictitious Name File		
<input type="checkbox"/> Name Reservation		
<input type="checkbox"/> Annual Report/Reinstatement		
<input type="checkbox"/> Reg. Agent Service		
<input type="checkbox"/> Document Filing		
<input type="checkbox"/> Corporate Kit		
<input type="checkbox"/> Vehicle Search		
<input type="checkbox"/> Driving Record		
<input type="checkbox"/> Document Retrieval		
<input type="checkbox"/> UCC 1 or 3 File		
<input type="checkbox"/> UCC 11 Search		
<input type="checkbox"/> UCC 11 Retrieval		
<input type="checkbox"/> File No.'s, _____ Copies		
<input type="checkbox"/> Courier Service		
<input type="checkbox"/> Shipping/Handling		
<input type="checkbox"/> Phone ()		
<input type="checkbox"/> Top Priority		
<input type="checkbox"/> Express Mail Prep.		
<input type="checkbox"/> FAX () pgs.		
SUBTOTALS _____		

96 OCT 17 PM 1:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

REQUEST _____ TAKEN _____ CONFIRMED _____ APPROVED _____
DATE _____
TIME _____ BY AB CK No. _____

WALK-IN Will Pick Up 10/17 12:00 AB 10/17

FEE.....	\$ _____
DISBURSED.....	\$ _____
SURCHARGE.....	\$ _____
TAX on corporate supplies.....	\$ _____
SUBTOTAL.....	\$ _____
PREPAID.....	\$ _____
BALANCE DUE.....	\$ _____

96 OCT 16 AM 11:15
DIVISION OF CORPORATE REGISTRATION
TALLAHASSEE, FLORIDA

Please remit invoice number with payment
TERMS: NET 10 DAYS FROM INVOICE DATE
1 1/2% per month on Past Due Amounts
Past 30 Days 18% per Annum
THANK YOU
from
Your Capital Connection



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 16, 1996

CAPITAL CONNECTION, INC.
417 E. VIRGINIA STREET
SUITE 1
TALLAHASSEE, FL 32301

SUBJECT: LANTANA CASCADE HOMEOWNERS COOP, INC.
Ref. Number: W96000022003

We have received your document for LANTANA CASCADE HOMEOWNERS COOP, INC. and check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The name of the association may not include the word cooperative or any abbreviation unless it has complied with the provisions of chapter 618.27.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6926.

Teresa Brown
Corporate Specialist

Letter Number: 396A00047496

Contested

ARTICLES OF INCORPORATION

OF

LANTANA CASCADE RESIDENTS ASSOCIATION, INC.

FILED
96 OCT 17 PM 1:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of §617.0202, and §§617.1805 through -1807, Florida Statutes, the undersigned corporation adopts the following Articles of Incorporation.

ARTICLE 1 - NAME, ADDRESS AND REGISTERED AGENT

Section 1. Name: The name of this corporation is Lantana Cascade Residents Association, Inc.

Section 2. Address: The street address of the principal office of the corporation is:

6330 South Congress Avenue
Lantana, Florida 33462

Section 3. Registered Agent:

The name of the registered agent is: Jonathan James Damonte
whose mailing address is: P.O. Box 3226
Seminole, Florida 33775

and whose physical address is: 7800 - 113th St. N., Ste. 206
Seminole, Florida 33772

ARTICLE 2 - PURPOSES AND POWERS

Section 1. Purpose: The purpose of the corporation is to maintain, manage, and operate Lantana Cascade Mobile Home Park, A Cooperative, established under Chapter 719, Florida Statutes (the Florida Cooperative Act), located at 6330 South Congress Avenue, Lantana, Florida; and to undertake all of the functions contained in the Bylaws of the corporation and the controlling documents of the Cooperative, and all functions allocated to cooperative associations by Chapter 719, Florida Statutes, and to corporations not-for-profit by Chapter 617, Florida Statutes; and further, to own, operate, lease, sell, trade and otherwise deal with property in accordance with the provisions of the Florida Cooperative Act, these Articles of Incorporation, the Bylaws of this corporation, and the controlling documents of the cooperative.

Section 2. Powers: In furtherance of the purposes of the corporation, the corporation may:

2.1. Exercise all rights and powers conferred upon corporations not-for-profit and cooperative associations under the laws of the State of Florida, and set forth in these Articles of

Incorporation and the Bylaws of the corporation, and in any controlling documents of the corporation, including, but not limited to, recorded covenants, conditions, declarations, proprietary leases, or restrictions encumbering property owned by the corporation;

2.2. Maintain, manage, and operate the cooperative, for and on behalf of the cooperative unit owners;

2.3. Offer cooperative parcels for sale or lease in the ordinary course of business, and be the entity that owns the record interest in the property;

2.4. Institute, maintain, settle or appeal actions or hearings in its name, on behalf of all unit owners, concerning matters of common interest, including, but not limited to, the common property, structural components of buildings (including homes owned by the corporation, but not including homes owned by unit owners) and other improvements, mechanical, electrical and plumbing elements serving the common property, and protests of taxes on commonly used facilities;

2.5. Fix, levy, collect and enforce payment by any lawful means, all charges and assessments made pursuant to the terms of the bylaws of the corporation and the controlling documents of the cooperative; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges, levied or imposed against the property of the corporation, and to lease, maintain, repair, and replace the common areas of the property of the corporation;

2.6. 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 corporation, and purchase cooperative units in the property and to acquire and hold, lease, mortgage, and convey them;

2.7. Modify, move or create any easement for ingress or egress or for the purposes of utilities, if the easement constitutes part of or crosses the property; however, this section does not authorize the corporation to modify or move any easement created in whole or in part for the use or benefit of anyone other than the members, or crossing the property of anyone other than the members, without their consent or approval as required by law or the instrument creating the easement; nothing in the section affects the rights of ingress or egress of any member of the cooperative association;

2.8. Make and enforce reasonable rules and regulations governing the use of units, common property, and any property owned by the corporation;

2.9. Borrow money, mortgage, pledge, deed in trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

2.10. Dedicate, sell or transfer in fee simple all or any part of the corporation's property to any public bodies or governmental agencies or authorities or public or private utility companies.

ARTICLE 3 - MEMBERSHIP

Section 1. Members. The members of the corporation shall consist of all of the record owners of the cooperative units in the cooperative, and after termination of the cooperative shall consist of those who are members at the time of such termination, their heirs, successors and/or assigns, as their interests may appear.

Section 2. Voting Power: Each membership shall entitle the holder thereof to one (1) vote, with each unit having equal voting powers. Each such membership shall be equal with every other membership. Each membership, when issued, shall be fully paid and assessable.

Section 3. Ownership Restricted: Ownership of memberships in the corporation is restricted to the record owners of cooperative units within the cooperative, provided however, that each such unit shall have only one (1) membership appurtenant thereto, regardless of how many persons or entities hold an interest therein. Nothing herein is intended or shall be construed 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 ownership of any unit within the cooperative.

ARTICLE 4 - DIRECTORS

This corporation shall have seven (7) directors. The number of directors may be increased or decreased from time to time, by the method stated in the bylaws; however, the number of directors shall never be less than three (3). The method of election of directors shall be as stated in the bylaws of the corporation.

ARTICLE 5 - ASSESSMENTS

Unit owners may be assessed by the corporation for insurance, maintenance, mortgage payments, if any, operations, taxes, and other obligations of the corporation. Assessments shall be utilized by the corporation in paying the obligations of the corporation as authorized by the board of directors. Any common surplus held by the corporation upon termination of the cooperative shall be returned to the unit owners in proportion to the percentage of common ownership of cooperative set forth in the controlling documents of the cooperative.

ARTICLE 6 - AMENDMENT

These Articles of Incorporation may be amended:

(a) prior to the issuance of memberships or sale of units, by an instrument, in writing, executed in conformance with the requirements of Chapter 617, Florida Statutes;

(b) after issuance of memberships in the corporation or sale of units in the cooperative, then in the manner provided by the bylaws, which shall not be inconsistent with the requirements of Chapters 617 and 719, Florida Statutes.

ARTICLE 7

The name and street address of the Incorporator to these Articles of Incorporation is:

Jonathan James Damonte
7800 - 113th St. N., Ste. 206
Seminole, FL 33772

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 16th day of October, 1996.

By: Jonathan James Damonte
Jonathan James Damonte, Incorporator

Witness/Lantana Cascade Articles of Incorporation - Lantana Corp. 1996

CERTIFICATE OF DESIGNATION
REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of §607.0501 or §617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent and registered office of the corporation in the State of Florida.

1. The name of the corporation is:

Lantana Cascade Residents Association, Inc.

2. The name and street address of the registered agent and office is:

Jonathan James Damonte
7800 - 113th St. N., Ste. 206
Seminole, FL 33772

Dated: October 16, 1996

By: Jonathan James Damonte

its Incorporator

FILED
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STATE
SECRETARY
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated I HEREBY ACCEPT THE APPOINTMENT as registered agent AND AGREE TO ACT in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: October 16, 1996

Jonathan James Damonte
Registered Agent