

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(904) 224-8870 • 1-800-342-8062 • Fax (904) 222-1222

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 OCT 30 PM 2:51

N 970000006129

*Sleepy Hollow Homeowners
Association, Inc*

100002332311--5
-10/29/97--01004--030
****131.25 ****131.25

Signature _____

Requested by: *Cher*

10-29

951

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

- ☒ Art of Inc. File _____
- ☐ LTD Partnership File _____
- ☐ Foreign Corp. File _____
- ☐ L.C. File _____
- ☐ Fictitious Name File _____
- ☐ Name Reservation _____
- ☐ Merger File _____
- ☐ Art. of Amend. File _____
- ☐ RA Resignation _____
- ☐ Dissolution / Withdrawal _____
- ☐ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- ☐ Photo Copy _____
- ☒ Certificate of Good Standing _____
- ☐ Certificate of Status _____
- ☐ Certificate of Fictitious Name _____
- ☐ Corp Record Search _____
- ☐ Officer Search _____
- ☐ Fictitious Search _____
- ☐ Fictitious Owner Search _____
- ☐ Vehicle Search _____
- ☐ Driving Record _____
- ☐ UCC 1 or 3 _____
- ☐ UCC 11 Search _____
- ☐ UCC 11 Retrieval _____
- ☐ Courier _____

RP
10-30-97



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

October 29, 1997

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST.
STE. 1
TALLAHASSEE, FL 32301

SUBJECT: SLEEPY HOLLOW HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W97000024628

We have received your document for SLEEPY HOLLOW HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$131.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of 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 (850) 487-6929.

Randall Purintun
Document Specialist

Letter Number: 397A00052532

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ARTICLES OF INCORPORATION

OF

SLEEPY HOLLOW HOMEOWNERS ASSOCIATION OF LAKE COUNTY, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned, constituting the subscribers of this corporation desiring to form a corporation not for profit under the applicable statutes of the State of Florida, do hereby certify:

ARTICLE I.

The name of the corporation shall be SLEEPY HOLLOW HOMEOWNERS ASSOCIATION OF LAKE COUNTY, INC.

ARTICLE II.

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as follows:

SEE EXHIBIT "A"

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such proposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (the declaration) applicable to the subdivision and to be recorded in the public records of Lake County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and 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 on the property of the association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and subject to the consent by vote or written instrument of two-thirds of members, mortgage, pledge, convey by deed of 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 areas to any municipality public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds 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 areas, have the consent by vote or written instrument of two-thirds of members;

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

(h) The association shall operate, maintain and manage the surface of water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-069-1215 N-ERP requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants recorded in the Public Records of Lake County, Florida.

(i) The association shall levy and collect adequate assessments against members of the association for the costs of maintenance and operation of the surface water or stormwater management system.

(j) The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention area, drainage structures and drainage easements.

ARTICLE III.

The corporation shall have perpetual existence. Existence of the corporation shall commence with the filing of these Articles with the Secretary of State of Florida.

ARTICLE IV.

The name and residence address of the subscriber to these Articles of Incorporation is as follows:

NAME:

Neil J. Fischer, Jr.

ADDRESS:

9800 U.S. Highway 441,
Suite 101
Leesburg, FL 34788

ARTICLE V.

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 assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE VI.

The powers of the corporation shall be exercised, its properties controlled and its affairs conducted by a board of not less than three directors, as required by Florida law. The directors shall be elected as provided in the bylaws.

The number of initial directors shall be three (3). The names and address of the persons constituting the first Board of Directors who are to act in that capacity until the qualification of their successors are:

NAME:

Neil J. Fischer, Jr.

ADDRESS:

9800 U.S. Highway 441
Suite 101
Leesburg, FL 34788

Richard Waters

P.O. Box 1070
Umatilla, FL 32784

John P. Ryan

171 Paul McClure Ct
Casselberry, FL 32707

ARTICLE VII.

The address of the initial registered office of the corporation is 9800 U.S. Highway 441, Suite 101, Leesburg, Florida 34788, and the name of the initial registered agent of the corporation is Neil J. Fischer. The corporations principal office shall be at the same address.

ARTICLE VIII.

Bylaws will be adopted at the first meeting of the Board of Directors. Such Bylaws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the Bylaws shall be binding on all members of the corporation.

ARTICLE IX.

The corporation is not organized for pecuniary profit nor shall it have any power to issue certificates of stock or declare dividends, and no part of its net earnings shall inure to the benefit of any member, director, trustee or individual. The balance, if any, of all money received by the corporation from its operations, after the payment in full of all debts and obligations of the corporation of whatsoever kind or nature, shall be used and distributed exclusively for carrying out only the purposes of the corporation set forth herein.

ARTICLE X.

In the event of dissolution of the corporation, or in the event it shall cease to carry out the objectives and purposes herein set forth, all the businesses, property and assets of the corporation shall be converted to cash and applied first to satisfy just claims against the corporation. All payments and claims being satisfied, the balance of assets shall be distributed subject to the applicable provisions of Florida law.

In the event of termination, dissolution or final liquidation of the association, the responsibility for the operation and maintenance of the surface water of stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote. Amendments may be adopted by a vote of at least two-thirds of a quorum of members of the corporation.

IN WITNESS WHEREOF, the undersigned subscriber has set his hand and seal and has acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 28th day of ~~April~~, 1997.
October


NEIL J. FISCHER, JR., Subscriber

EXHIBIT A

Legal Description:

The NW 1/4 of the NW 1/4 of the NE 1/4, Section 29,
Township 19 South, Range 25 East, Lake County, Florida,
Less the North 33 feet thereof and Less the West 25 feet
for road right-of-way.

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

97 OCT 30 PM 2:51

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

1. The name of the corporation is: SLEEPY HOLLOW HOME OWNERS ASSOCIATION OF LAKE COUNTY, INC..
2. The name and address of the registered agent and office is:

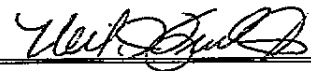
NEIL J. FISCHER, JR.
9800 U.S. Highway 441, Suite 101
Leesburg, FL 34788

SIGNATURE 
(Corporate Officer)

TITLE PRESIDENT

DATE 10/28/97

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE 
DATE 10/28/97