

Howard A. Speigel, P.A.

541 South Orlando Avenue

Suite 201

Maitland, Florida 32751

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

2. _____
(Corporation Name) (Document #) 126

3. _____
(Corporation Name) (Document #)

4. _____
 (Corporation Name) (Document #)

☐ Certified Copy

☐ Certificate of Status

FILED
97 NOV 26 AM 10:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDMENTS	
	Amendment
	Resignation of R.A., Officer/ Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

900002348579--1
-11/17/97--01060--002
***122.50 ***122.50

REGISTRATION/ QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

Signature, but
no name or address
listed
11/19/97

CR2E031(1/95)

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 19, 1997

HOWARD A. SPEIGEL, P.A.
541 SOUTH ORLANDO AVENUE
SUITE 201
MAITLAND, FL 32751

SUBJECT: HARBOUR BEND PHASE III CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W97000026172

We have received your document for HARBOUR BEND PHASE III CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

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) 487-6933.

Dana Calloway
Document Specialist

Letter Number: 797A00055522

*See article I
See register*

ARTICLES OF INCORPORATION
OF
HARBOUR BEND PHASE III CONDOMINIUM ASSOCIATION, INC.

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TALLAHASSEE, FLORIDA

A Florida corporation not for profit

In compliance with the requirements of Chapter 617, Florida Statutes (1990), the undersigned, being a resident of the State of Florida and being of full age, has this day voluntarily formed a corporation not for profit and does hereby certify:

ARTICLE I

NAME

The name of the corporation is Harbour Bend Phase III Condominium Association, Inc., a corporation not for profit, and is hereinafter called the "ASSOCIATION."

The principal address is 2941 West State Road 434, Longwood, FL 32779, and the registered agent located at that address is J. CHENEY MASON.

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

A. The Association is organized as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and is a Condominium Association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Seminole County, Florida, known as Harbour Bend Phase III, and to transact any or all lawful business. Said condominium is herein called "Condominium" and the "Declaration of Condominium" hereby same has or will be created is herein called "Declaration". A description of the lands of the Condominium is set forth in the Declaration. This Association may also operate other condominiums which may be created on the lands described in Exhibit "A" to these "Articles of Incorporation," and if so, the word "Condominium" as used herein shall mean all such condominiums.

B. The Association shall have all of the following powers:

1. All the powers set forth and described in Chapter 617, Florida Statutes, as amended.
2. All the powers of an association as set forth in Chapter 718, Florida Statutes, as amended.
3. Make and collect assessment against members as unit owners to defray the costs, expenses and losses of the Condominium and other matters declared by the Declaration to be common expenses of the Condominium.
4. Use the proceeds of assessments in the exercise of its powers and duties.
5. Maintain, repair, replace and operate the Condominium Property.
6. Purchase insurance upon the Condominium Property and

insurance for the protection of the Association and its members as Unit Owners, as well as liability insurance for the protection of Officers and Directors of the Association.

7. Reconstruct improvements after casualty and/or further improve the Condominium Property.

8. Make, modify, amend and rescind reasonable rules and regulations respecting the use of the Condominium Property, herein called the "Rules and Regulations".

9. Enforce by legal, equitable and administrative means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations.

10. Contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of Rules and Regulations and the maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association, its Directors and its officers shall, however, retain at all times the powers and duties granted by the Declaration and Chapter 718, Florida Statutes, including, but not limited to, the making of assessments, promulgation of Rules and Regulations and the execution of contracts on behalf of the Association.

11. Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.

12. Pay taxes and assessments which are liens against any part of the condominium other than individual Units and the appurtenances thereto, and to assess the same against the Units and the appurtenances thereto, and to assess the same against the Units as common expense of the Condominium.

13. Pay the cost of all utility services rendered to the Condominium and not billed individually to Owners of individual Units.

14. Purchase one (1) or more Units in the Condominium and to hold, lease, mortgage and convey such Units.

15. All Powers necessary for the purpose for which the Association is organized.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

The general members of the Association, shall constitute all the record Owners of the Condominium Units of the Condominium. Declarant (Developer) shall be considered owner of all those units which remain unsold. The voting members of the Association shall consist of: One (1) Owner of each Unit of the Condominium, who shall be designated as provided in the By-Laws of the Association. After receiving the approval of the Corporation, as required under the Declaration, change of membership in this Association shall be established by recording in the public records of Seminole County, Florida, a deed or other instrument establishing record title to a Condominium Unit by delivering to the Association a certified copy of such instrument. Immediately upon such recordation and delivery, the Owner designated by such Association and all membership of the prior Owner of such Condominium

shall be thereby terminated.

ARTICLE IV

DURATION

The existence of the Association shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and, in the event of such termination, the Association shall be dissolved in accordance with law.

ARTICLE V

SUBSCRIBER

The name and residence of the subscriber of these Articles of Incorporation is:

J. Cheney Mason
390 N. Orange Avenue, Suite 2100
Orlando, FL 32801

ARTICLE VI

OFFICERS

The affairs of the Association are to be administered under the direction of the Board of Directors by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Association as provided in the By-laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of members are as follows:

President:	J. Cheney Mason
Vice President:	Linda C. Clark
Secretary:	Al Lemish
Treasurer:	Al Lemish

ARTICLE VIII

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, the members of which must be members of the Association, except as appointed by the Developer pursuant to the terms herein below. The initial Board of Directors of the Association shall consist of three (3) members. The names and addresses of the persons who are to serve as the initial Directors of the Association until the first election of their successors as provided for in the By-Laws are as follows:

J. Cheney Mason
390 N. Orange Avenue, Suite 2100
Orlando, FL 32801

Linda C. Clark
2941 West State Road 434
Longwood, FL 32779

Al Lemish
2941 West State Road 434
Longwood, FL 32779

ARTICLE X

ACTION WITHOUT A MEETING

Any action which may be taken at a meeting of the members of the Association may be taken without a meeting if a consent in writing is signed by the members that would be required to vote at a meeting to adopt such action and is filed in the minutes of the Association. Notice requirements applicable to meetings shall not apply to action taken without a meeting.

ARTICLES XI

AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended, from time to time, as follows:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than one-third (1/3) of the voting members of the Association.

3. Except as elsewhere provided, an amendment shall be adopted if approved by either:

(a) by not less than two-thirds (2/3) of the entire membership of the Board of Directors and also by not less than fifty-one percent (51%) of the votes of the voting members duly qualified to vote; or

(b) by not less than seventy-five percent (75%) of the vote of the voting members duly qualified to vote, regardless of approval of the Board of Directors.

B. No amendment shall make any changes in the qualifications for membership nor the voting rights or property rights of members, without approval in writing by all members and the joinder of all records Owners of mortgages upon Units.

C. No amendment shall make any change in the rights of the Developer without the written approval of the Developer. No amendment shall be made that is in conflict with the Condominium Act or the Declaration.

IN WITNESS WHEREOF, I, the undersigned, being the incorporator and registered agent of HARBOUR BEND PHASE III CONDOMINIUM ASSOCIATION, INC., as herein set forth, am familiar with and accept the duties and responsibilities as registered agent for said corporation and do hereby make and file this Certificate, hereby declaring that the facts herein stated are true and accordingly have hereunto set my hand and seal this 10th day of November, 1997, in the County of Orange, and the State of Florida.

I hereby am familiar with and accept the duties and responsibilities of Registered Agent.

J Cheney Mason
Incorporator

J Cheney Mason
Registered Agent

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97 NOV 26 AM 10:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, J. CHENEY MASON, to me well known, and known to me to be the individual described in and who executed the foregoing, and whose identity was further established by presentation to me of the Personal Knowledge (form of identification) and who acknowledged before me that all of their statements herein are true and correct, and that he executed the same freely and voluntarily for the purposes therein expressed.

SWORN TO AND SUBSCRIBED for me this 10th day of November, 1997.
WITNESS my hand and official seal in the county and state last aforesaid.

Jessica B. Riddick
Notary

My Commission Expires:

