

N98000000835



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 704040 8657A

AUTHORIZATION :

*Patricia Pizots*

COST LIMIT : \$ 122.50

ORDER DATE : February 12, 1998

ORDER TIME : 10:03 AM

ORDER NO. : 704040-005

CUSTOMER NO: 8657A

CUSTOMER: Ms. Stephanie O'Dell  
RAMSEY W. DULIN, ESQ

201 S. Orange Avenue, Ste 1090  
Signature Plaza  
Orlando, FL 32801

RECEIVED  
98 FEB 12 AM 10:49  
DIVISION OF CORPORATION

DOMESTIC FILING

NAME: EAST ALOMA REAL PROPERTY  
ASSOCIATION, INC.

900002428849--1

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: Karen B. Rozar

EXAMINER'S INITIALS:

*g* 2/12/98

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 FEB 12 PM 12:05

**ARTICLES OF INCORPORATION  
OF  
EAST ALOMA REAL PROPERTY ASSOCIATION, INCORPORATED  
A Florida Not For Profit Corporation**

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FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 FEB 12 PM 12:05

The undersigned, for purposes of forming a not for profit corporation pursuant to Chapter 617 of the Florida Statutes and the laws of the State of Florida, hereby adopts the following Articles of Incorporation.

**ARTICLE I  
NAME**

The name of the corporation shall be EAST ALOMA REAL PROPERTY ASSOCIATION, INCORPORATED.

**ARTICLE 11  
DURATION**

The term of existence of the corporation shall commence upon the filing of these Articles Of Incorporation with the office of the Secretary of State of the State of Florida, and shall thereafter exist in perpetuity.

**ARTICLE III  
PURPOSE**

The exclusive purposes of the corporation are:

- (a) To enforce the Declaration of Covenants, Restrictions and Easements of East Aloma Real Property Association, Incorporated (the "Declaration"), consisting of ownership of certain contiguous parcels of real property more particularly described in said Declaration, and to assess owners of said parcels of real property in accordance with the Declaration.
- (b) To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 4-095-0517-ERP requirements and applicable District rules, and shall assist in the Declaration which relate to the surface water or stormwater management system(s).
- (c) To 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(s).

- (d) To exercise all rights and powers conferred by the laws of the State of Florida upon non profit corporations to accomplish the purposes set forth herein, and to engage in such other activities incidental to the purposes of the corporation, or as necessary to accomplish them.

#### **ARTICLE IV MEMBERSHIP**

The owners of each of the parcels of real property described and set forth in the Declaration shall be a member of the Association as required by the Declaration and the By-Laws of the corporation (Association). There shall be only one class of membership, and quorum, voting and notice requirements shall be as set forth in the By-Laws of the corporation.

#### **ARTICLE V NON PROFIT**

This corporation is a non profit corporation under the laws of the State of Florida, and is not formed for pecuniary profit. No part of the income or assets of the corporation (Association) is distributable to or for the benefit of its members, directors or officers, other than by virtue of operating, maintaining and managing the surface water or stormwater system(s) as stated in the purposes of these Articles, or by virtue of a rebate of excess membership dues or assessments.

#### **ARTICLE VI REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the corporation is 201 S. Orange Avenue, Suite 1090, Orlando, Florida 32801. The name of the initial registered agent at such address is Ramsey W. Dulin.

#### **ARTICLE VII PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial street address of the corporation, and the initial mailing address of the corporation, is 625 Main Street, Suite 100, Windermere, Florida 34786.

#### **ARTICLE VIII DIRECTORS**

Directors of the corporation shall be elected or appointed as set forth in the By Laws of the corporation. The Board of Directors of the corporation shall consist of at least three (3) Directors and no more than five (5) Directors.

**ARTICLE IX  
OFFICERS**

The corporation shall have such officers as may be provided in the By-Laws of the corporation, and such officers shall be determined in the manner provided in the By-Laws, and shall perform their duties during their respective terms of office as may be provided in the By-Laws of the corporation.

**ARTICLE X  
INCORPORATOR**

The name and address of the incorporator of the corporation is as follows:

Kevin D. Rohe	625 Main Street Suite 100 Windermere, Florida 34786
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**ARTICLE XI  
DISSOLUTION**

In the event of termination, dissolution or final liquidation of the corporation (Association), the responsibility for the operation and maintenance of the surface water or stormwater system(s) 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 XII  
AMENDMENTS TO ARTICLES OF INCORPORATION AND BY-LAWS**

Amendments to these Articles of Incorporation and the By-Laws of the corporation may be made as set forth in the Declaration.

IN WITNESS WHEREOF, I have subscribed my name this 10<sup>th</sup> day of February, 1998.

  
\_\_\_\_\_  
Kevin D. Rohe, Incorporator

**STATE OF FLORIDA  
COUNTY OF ORANGE**

I HEREBY CERTIFY that on this day, before me, a notary public, duly authorized in the

state and county aforesaid to take acknowledgments, personally appeared RAMSEY W. DULIN, to me personally well known to be the person who executed and subscribed the foregoing Articles of Incorporation, and who acknowledged before me that he executed the same for the purposes therein contained.

WITNESS my hand and official seal in the county and state set forth above this 10<sup>th</sup> day of February, 1998.

My Commission Expires:



*Stephanie L. O'Dell*  
Print Name: Stephanie L. O'Dell  
98 FEB 12 PM 12:05  
FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

### DESIGNATION OF REGISTERED OFFICE AND REGISTERED AGENT

EAST ALOMA REAL PROPERTY ASSOCIATION, INCORPORATED, a Florida not for Profit corporation, pursuant to Florida Statutes §48,091 and Florida Statute §, and its Articles of Incorporation, hereby designates Ramsey W. Dulin, 201 S. Orange Avenue, Suite 1090, Orlando, Florida 32801, as its registered agent and registered office for the service of process as required by law.

### ACCEPTANCE

I, Ramsey W. Dulin having been named in the foregoing designation of registered office and registered agent by EAST ALOMA REAL PROPERTY ASSOCIATION, INCORPORATED, a Florida not for profit corporation, and being fully advised and apprized of the duties of a registered agent for the service of process as prescribed by Florida Statute §48.091 and Florida Statute §617.0501, do hereby accept said designation, and agree to accept service of process as registered agent, to keep my office open during prescribed hours, to post my name in some conspicuous place in the office as required by law, and to otherwise comply with the obligations of a resident agent and to maintain a registered office as heretofore indicated.

Dated this 10<sup>th</sup> day of February 1998.

*R W Dulin*  
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RAMSEY W. DULIN