

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

N980000000995

Laguna Lakes Homeowner
Association, Inc.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 FEB 20 AM 9:27

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Signature _____

Requested by: JS

2/11/98

9:03

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ 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 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

RP
02-20-98



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

February 11, 1998

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

SUBJECT: LAGUNA LAKES HOMEOWNER ASSOCIATION, INC.
Ref. Number: W98000003098

We have received your document for LAGUNA LAKES HOMEOWNER 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):

You must list the corporation's principal office and/or a mailing address in the document.

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: 298A00007919

Articles of Incorporation of homeowners' association.

98 FEB 20 AM 9:27

Articles of Incorporation
of
LAGUNA LAKES HOMEOWNER ASSOCIATION, INC.

A Nonprofit Corporation

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

Article I

The name of the corporation (called the association) is:

LAGUNA LAKES HOMEOWNER ASSOCIATION, INC.

The principle and mailing address of the corporation (called the association) is:

1251 Taylor Lane, Unit 6F, Lehigh, Florida 33936

Article II

The association is a **nonprofit** corporation.

Article III

The period of its duration is perpetual.

Article IV

The specific primary purposes for which the association is formed are to provide for operation management maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as **LAGUNA LAKES SUBDIVISION**, 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 purposes, 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 Lee 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 each class 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) Establish Rules and Regulations for LAGUNA LAKES SUBDIVISION;

(f) Sue and be sued;

(g) Contract for services to provide for the operation and maintenance of **LAGUNA LAKES SUBDIVISION**, including the storm water management system, in the event the Association elects to employ a maintenance company or other service company;

(h) Operate and maintain the Storm Water Management System as provided by the South Florida Water Management District, including, but not limited to, all lakes, retention areas, culverts and related appurtenances; and

(i) Undertake any necessary act to effectuate the purposes for which the Association is organized.

(j) 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 each class of members, agreeing to such dedication, sale, or transfer;

(k) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of **two-thirds** of each class of members;

(l) 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.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

Article V

The Association shall be the entity responsible for the maintenance of the Storm Water Management System as permitted by the South Florida Water Management District. In the event that the Association is dissolved, the property consisting of the Storm Water Management system and the duty of maintaining same shall be conveyed and/or dedicated to a similar non-profit organization so as to assure the continued maintenance of the Storm Water Management System in perpetuity.

Article VI

The street address of the initial registered office of the association is **7370 College Parkway, Suite 300, Fort Myers, Florida 33907**, and the name of its initial registered agent at such address is **Raymond L. Schumann, Esq.**

Article VII

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 VIII

The association shall have **two** classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B members shall be the declarant, as such term is defined in the declaration, who shall be entitled to **four (4)** votes for each lot owned. The class B membership shall cease and be converted to Class A membership as provided in the declaration.

Article IX

The affairs of the corporation are to be managed by the President, Vice President, Secretary and Treasurer of the Association and such officers shall be elected by the members of the Association annually.

Article X

The names of the officers and Directors who are to serve until the first election or appointment under the Articles of Incorporation shall be:

NAME	TITLE	ADDRESS
Walter Mur	President/Treasurer	1251 Taylor Lane, Unit 6F Lehigh, FL 33936

Article XI

The number of persons constituting the first Board of Directors shall be **one (1)**, and the number may be increased to any number not exceeding **seven (7)**, as may be established by the By-Laws of the Association. The manner of election of the members of the Board of Directors shall be provided for in the By-Laws of the Corporation. The name and address of the person who is to serve as the initial director is:

Name	Address
Walter Mur	1251 Taylor Lane, Unit 6F Lehigh, FL 33936

Article XII

The By-Laws of the Association may be made, altered or amended by the members of the Association. No amendment shall be made to the By-Laws of the Association without the approval of the Declarant, its successors or assigns, prior to the relinquishment of control of the Association by the Declarant, its successors, nominees or assigns, to the members of the Association or as otherwise may be provided for in the Declaration of **LAGUNA LAKES SUBDIVISION**.

Article XIV

Amendments to or dissolution of these Articles may be proposed and adopted at any regular or specially called meeting of the members of the Association or any annual meeting of the Association by the affirmative vote of at least **two-thirds** of the members. No amendment shall be made to these Articles without the approval of the Class B members, its successors or assigns, prior to the relinquishment of control of the Association by the Class B members, its successors, nominees and assigns, to the Class A members of the Association, or as otherwise may be provided for in the Declaration of **LAGUNA LAKES SUBDIVISION**. However, such amendment to or dissolution of these Articles requires the prior approval of HUD/VA as long as there is a Class B member.

Article XV

No amendment to these Articles or the By-Laws of the Association shall be valid unless recorded with identification on the page thereof of the Book and page of the Public Records where the Declaration of Covenants and Restrictions **LAGUNA LAKES SUBDIVISION** is recorded.

Article XVI

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event acceptance of such distribution is refused, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article XVII

The name and street address of each incorporator is:

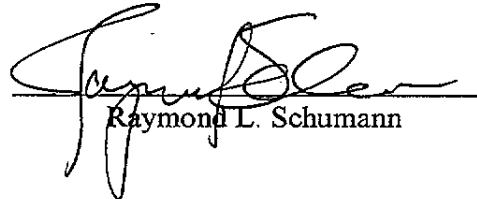
Name

Address

Raymond L. Schumann

7370 College Parkway, Suite 300
Fort Myers, FL 33907

Executed at Fort Myers, Florida, on Feb 3, 1998

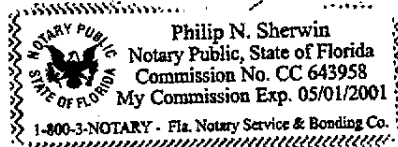

Raymond L. Schumann

State of Florida

County of Lee

I, Philip N. Sherwin, a notary public, do hereby certify that on Feb. 3, 1998, personally appeared before me Raymond L. Schumann, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporators, and that the statements therein contained are true, said person being personally known to me.

In witness whereof I have hereunto set my hand and seal the day and year above written.



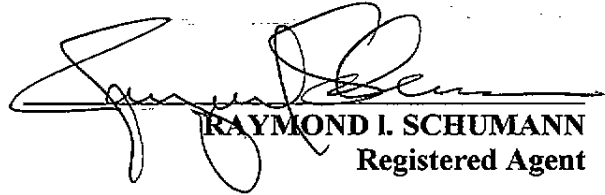
Philip N. Sherwin
Notary Public in and for
LEE County, Florida

My commission expires:

ACCEPTANCE OF REGISTERED AGENT

RAYMOND L. SCHUMANN having been named as the registered agent in the foregoing Articles of Incorporation of **LAGUNA LAKES HOMEOWNER ASSOCIATION, INC.**, to accept serve of process for the corporation at **7370 College Parkway, Suite 300, Fort Myers, Florida 33907**, hereby agrees to act as the registered agent and comply with the laws of the state of Florida relative to such position.

DATED this 5th day of February, 1998


RAYMOND L. SCHUMANN
Registered Agent

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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