

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
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The Courtyards One  
Homeowners Association, Inc.

- 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 \_\_\_\_\_

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Signature \_\_\_\_\_

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ARTICLES OF INCORPORATION  
OF  
THE COURTYARDS ONE HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED HEREBY ASSOCIATE THEMSELVES FOR THE PURPOSE OF FORMING A CORPORATION NOT-FOR-PROFIT UNDER AND PURSUANT TO CHAPTER 617, FLORIDA STATUTES, AND DO HEREBY CERTIFY AS FOLLOWS:

ARTICLE I

NAME

The name of the Corporation shall be **THE COURTYARDS ONE HOMEOWNERS ASSOCIATION, INC.** and shall have its initial principal place of business at 126 North 7<sup>th</sup> Street, Leesburg, Florida 34748. For convenience, the Corporation shall be herein referred to as the "Association."

ARTICLE II

PURPOSES AND POWERS

2.1 Purposes. The specific primary purposes for which the Association is organized are to provide for maintenance, preservation and architectural control of the lots and common elements within a certain tract of real property described as The Courtyards One, and to promote the health, safety and welfare of the residents within the above-described development and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

2.2 Powers. In furtherance of such purposes set forth in Section 2.1 above, the Association shall have the power to:

a. Perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions (the "Declaration") applicable to the subdivision and recorded in Official Records Book 710, Page 2104, and Official Records Book 722, 559, Public Records of Lake County, Florida, together with any amendments thereto.

b. Affix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all

office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.

c. Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, 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 (2/3) 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. 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 upon by the Members. No such dedication, sale, or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the 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 or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of two-thirds (2/3) of the Members.

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

2.3 The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against Members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any Member.

ARTICLE III

MEMBERS

3.1 Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenant of record to assessment by the Association, including contract sellers, but excluding persons or entities 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 parcel which is subject to assessment by the Association.

ARTICLE IV

DURATION

4.1 The period of duration of the Association shall be perpetual.

ARTICLE V

OFFICERS AND DIRECTORS

5.1 The affairs of the Association will be managed by a Board of Directors, and a President and Vice President, who shall at all times be members of the Board of Directors, and a Secretary and Treasurer. Such officers shall be elected at the first annual meeting of the Board of Directors.

5.2 The names and addresses of the officers who shall hold office until their successors are elected and have qualified, or unless removed for cause, are as follows:

<u>OFFICERS</u>	<u>TITLE</u>	<u>ADDRESS</u>
Hugh Holleman	President	126 North 7 <sup>th</sup> Street Leesburg, Florida 34748
Ernest Chitty	Vice President	128 North 7 <sup>th</sup> Street Leesburg, Florida 34748
June Quattelbaum	Secretary Treasurer	120 North 7 <sup>th</sup> Street Leesburg, Florida 34748

5.3 The number of persons constituting the first Board of Directors of the Association shall be five (5), and thereafter, the membership shall consist of not less than three (3) and not more than five (5), and the names and addresses of the persons who shall serve as Directors until the first election are:

DIRECTORS

ADDRESS

Hugh Holleman 126 North 7<sup>th</sup> Street, Leesburg, Florida 34748  
Ernest Chitty 128 North 7<sup>th</sup> Street, Leesburg, Florida 34748  
June Quattelbaum 120 North 7<sup>th</sup> Street, Leesburg, Florida 34748

The method by which Directors are elected shall be as set forth in the Bylaws.

**ARTICLE VI**

BYLAWS

The Bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at special meeting duly called for such purpose, on the affirmative vote of a majority of the class of Members entitled to vote at the time, present in person or by proxy at such meeting, except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

**ARTICLE VII**

AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of the number of total votes of the Membership entitled to vote at the time of such meeting.

**ARTICLE VIII**

TERM

The term of the Association shall be perpetual.

**ARTICLE IX**

MEMBERSHIP

Voting: The Association shall have one class of voting members. All owners shall be members. Each owner shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine

among themselves, however in no event shall more than one vote be cast with respect to any lot.

**ARTICLE X**

INCORPORATORS

<u>NAME</u>	<u>ADDRESS</u>
Hugh Holleman	126 North 7 <sup>th</sup> Street, Leesburg, FL 34748

**ARTICLE XI**

DISSOLUTION

Upon a two-thirds (2/3) vote of the members, the corporation may be dissolved. The procedures for dissolution will be as set forth in Chapter 617 Florida Statutes.

**ARTICLE XII**

REGISTERED AGENT

The initial registered agent of the corporation shall be Hugh Holléman, and the initial registered address of the corporation shall be 126 North 7<sup>th</sup> Street, Leesburg, Florida 34748.

**ARTICLE XIII**

EFFECTIVE DATE

The effective date of this Corporation shall be upon filing with the Office of the Secretary of State of the State of Florida.

**ARTICLE XIV**

INDEMNIFICATION

Each Director and Officer of this Association shall be indemnified by the Association against all costs and expenses reasonably incurred or imposed upon him or her in connection with, or arising out of any action, suit or proceedings in which he or she may be involved or to which he or she may be made a party by reason of his or her having been a Director or Officer of this Association, such expense to include the cost of reasonable settlements (other than amounts paid to the Association itself).

IN WITNESS WHEREOF, I have hereunto set my hand and seal at

Leesburg, Florida, this 2 day of March, 1998.

INCORPORATOR:

Hugh Holleman  
HUGH HOLLEMAN

ACCEPTANCE BY REGISTERED AGENT:

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 RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.

*Hugh Holleman*  
HUGH HOLLEMAN

STATE OF FLORIDA  
COUNTY OF LAKE

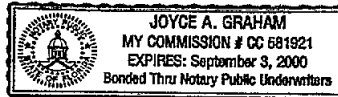
I HEREBY CERTIFY that on this 2nd day of March, 1998, before me, the undersigned authority, personally appeared Hugh Holleman, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

WITNESS my hand and official seal at Leesburg, said County and State, the day and year first above written.

*Joyce A. Graham*  
NOTARY PUBLIC - STATE OF FLORIDA

SEAL

Joyce A. Graham  
Printed Name of Notary Public  
Commission Number: CC 581921



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