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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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1. Liberty Square Owners Association
(Corporation Name) (Document #)

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☐ Certificate of Status

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

REGISTRATION/ QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

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Examiner's Initials

CR2E031(1/95)

**ARTICLES OF INCORPORATION
OF
LIBERTY SQUARE OWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and do hereby certify:

**ARTICLE I.
NAME**

The name of the corporation is **LIBERTY SQUARE OWNERS ASSOCIATION, INC.**, hereinafter called the "Association".

**ARTICLE II.
PRINCIPAL OFFICE**

The principal office of the Association is located at 3100 17th Street, St. Cloud, Florida 34769.

**ARTICLE III.
REGISTERED AGENT**

John F. Wilkers, whose address is 3100 17th Street, St. Cloud, Florida 34769 is the registered agent of this Association.

**ARTICLE IV.
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control within that certain tract of property described as:

The South 458.53 feet of the East 380 feet of Parcel "C", PINE LAKE VILLAGE, according to the plat thereof as recorded in Plat Book 2, Page 256, of the Public Records of Osceola County, Florida.

and promote the health, safety and welfare of the owners or occupants of Sites within the above-described property and any additions thereto as may hereafter be brought within jurisdiction of this Association, and for this purpose:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants and

Restrictions of Liberty Square, to be recorded in the Public Records of Osceola County, Florida (hereinafter the "Declaration"), and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) to fix, levy, collect and enforce payment by any lawful means, all liens, charges or assessments pursuant to the terms of the Declaration; to 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 against the property of the Association;

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

(d) to borrow money, and upon receipt of two-thirds (2/3) of the votes of the Members of the Association, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) to dedicate, sell or transfer all or any part of the Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Association;

(f) to participate in mergers and consolidations with other nonprofit corporations organized for the same or substantially similar purposes as the Association, or annex additional property, provided that any such merger, consolidation or annexation shall be approved by two-thirds (2/3) of the votes of the members of the Association;

(g) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Not-For-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;

(h) to waive minor violations of any one or more of the provisions of the Declaration.

ARTICLE V. **MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any Site or Parcel or portion thereof within the Property shall automatically be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a Site or Parcel. Membership shall be mandatory and may not be terminated by any Member.

ARTICLE VI.
VOTING RIGHTS

Members shall be entitled to the following number of votes: one vote for each 1,000 square feet of the Site or Parcel owned by the Member. When more than one person holds an interest in any Site, all such persons shall be Members, and the vote for such Site shall be exercised as they determine. In no event shall more than the number of votes specified above be cast with respect to any Site. Membership rights, including voting rights of any Member, will be suspended if such Member has failed to pay, when due, any assessments or charges lawfully imposed.

ARTICLE VII.
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
JOHN F. WILKERS	3100 17th Street St. Cloud, FL 34769
ANNA MARIE WILKERS	3100 17th Street St. Cloud, FL 34769
CHARLES K. POWERS, JR.	3100 17th Street St. Cloud, FL 34769

At each annual meeting the Members shall elect one (1) director for a term of three (3) years.

ARTICLE VIII.
OFFICERS

The officers of the Association shall be a president, vice president, secretary and treasurer and such other officers as may be provided in the By-Laws. The officers shall be elected at the annual meeting by the Board of Directors. Vacancies in any office will be filled by the Board of Directors. The officers who will serve until their successors are elected are:

<u>NAME</u>	<u>OFFICE</u>
JOHN F. WILKERS	PRESIDENT
CHARLES K. POWERS, JR.	VICE-PRESIDENT
ANNA MARIE WILKERS	TREASURER
ANNA MARIE WILKERS	SECRETARY

ARTICLE IX.
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by Members holding not less than two-thirds (2/3) of the votes of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association, shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X.
AMENDMENTS

The Articles of Incorporation may be amended by the Members at any regular, special or annual meeting of the Members provided notice of the proposed changes have been furnished in writing to all Members entitled to vote thereon, at least thirty (30) days prior to said meeting. Amendments may be proposed by the Directors or upon the vote of Twenty-five (25%) of the membership. Such amendment shall be effective when approved by Members holding not less than Seventy-five percent (75%) of the votes of the Association.

ARTICLE XI.
BYLAWS

The By-Laws of the Association shall be adopted by the Board of Directors. The By-Laws may be amended, altered or rescinded by a majority of a quorum present, in person or by proxy, at any regular or special meeting of the Board of Directors.

ARTICLE XII.
DEFINITIONS

The terms used in these Articles which are defined in the Declaration shall have the meanings assigned to such terms in the Declaration, except as herein expressly otherwise provided or unless the context otherwise requires.

ARTICLE XIII.
SUBSCRIBER

The names and addresses of the Subscriber to these Articles are as follows:

NAME

Jay Blevins

ADDRESS

1401 Budinger Avenue
St. Cloud, Florida 34767

IN WITNESS WHEREOF, for the purpose of amending this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 13 day of April, 1998.

WITNESSES:

Jay Blew
Witness

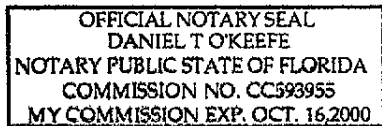
Linda Leopold
Witness

By: John F. Wilkers
JOHN F. WILKERS

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOHN F. WILKERS as **President** of **LIBERTY SQUARE OWNERS ASSOCIATION, INC.** and who ☒ is personally known to me or ☐ produced _____ as identification, and that he acknowledged executing the same on behalf of said corporation in the presence of two subscribing witnesses, freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of April, 1998.



Daniel T. O'Keefe
Signature of Notary

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

ACCEPTANCE BY REGISTERED AGENT

Having been named as Registered Agent for the above stated corporation, at the place designated in this certificate, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties.


JOHN F. WILKERS

Dated: 4/13/98

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TALLAHASSEE FLORIDA