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PLEASE REPLY TO:

LAKE PLACID INTERLAKE ☒
LAKE PLACID CENTRAL ☐
SEBRING OFFICE ☐

April 14, 1998

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****122.50 ****122.50

State of Florida
Department of State
Corporate Division
409 E. Gaines Street
Tallahassee, Florida 32301

Re: Lake Leon Estates Property Owners Association, Inc.

Gentlemen:

Enclosed is an original and one copy of the Articles of Incorporation for the above corporation. Please file the original in your offices and certify and return one copy to me.

I am enclosing my office check in the amount of \$122.50, covering:

Filing fee	\$ 35.00
Certificate designating registered agent	\$ 35.00
Certified copy	\$ 52.50
Check enclosed	\$ 122.50

FILED
98 APR 17 PM 1:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

If you have any questions, please do not hesitate to call.

Cordially,

Bert J. Harris, III
Bert J. Harris, III

*Dmc
4/20/98
Called 4-21-98
Sending correct
1st page.*

lw
enclosures - as stated

**ARTICLES OF INCORPORATION
OF
LAKE LEON ESTATES PROPERTY OWNERS ASSOCIATION, INC.
(a Non-Profit Corporation)**

The undersigned incorporators to these Articles of Incorporation, each a natural person competent to contract, hereby associates themselves together to form a non-profit corporation under the laws of the State of Florida.

ARTICLE I: NAME

The name of this corporation is: **LAKE LEON ESTATES PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation.

ARTICLE II: TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE III: PRINCIPAL ADDRESS

The street address of the corporation in the State of Florida is 3320 Tubbs Road, Sebring, Florida 33872. The Board of Directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other place or places as may be designated by the Board of Directors.

ARTICLE IV: REGISTERED OFFICE AND REGISTERED AGENT

The corporation hereby designates 3320 Tubbs Road, Sebring, Florida 33872 as its registered office and Raymond Leon Tubbs, as its registered agent, who is located at the same address for service of process.

ARTICLE V: DEFINITIONS

All definitions in the Declarations of Restrictions to which these Articles are attached as Exhibit "A" and recorded in the Public Records of Highlands County, Florida, are incorporated herein by reference and made a part hereof.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI: PURPOSE 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 operation, maintenance and preservation of the real property and improvements thereon, described in the Declaration of Restrictions to which these Articles of Incorporation are attached as Exhibit "A", as recorded in the Public Records of Highlands County, Florida and to promote the health, safety and welfare of the members of the Association.

VII: POWERS OF THE ASSOCIATION

This Association shall have all the powers given under Florida law to corporations to reasonably operate the Association, including but not limited to, the following:

- (a) To maintain and operate certain real property in Highlands County, Florida, known as LAKE LEON ESTATES, and to fix, levy, collect and enforce payment by any lawful means, all charges or assessments for maintenance, management and other matters, in accordance with the terms of these articles of incorporation, the by-laws of this corporation and the DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE LEON ESTATES as recorded in the Public Records of Highlands County, Florida, pertaining to LAKE LEON ESTATES.
- (b) To own and convey property; operate and maintain common property, specifically the sewage water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances; establish rules and regulations; assess members and enforce said assessments; sue and be sued; contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company; require all homeowners, lot owners, property owners or unit owners to be members; and take any other action necessary for the purposes for which the Association is organized.
- (c) To own, rent, lease, operate and maintain sufficient real and personal property to carry out the purposes herein expressed.
- (d) To receive donations, gifts, or bequests of money or other property, and to accept the same, subject to such conditions or trusts as may be attached thereto, and to obligate itself to perform and execute, and to perform and execute, any and all such conditions or trusts.

- (e) To contract debts and to borrow money, to issue, sell and pledge bonds, debentures, notes and other evidences of indebtedness.
- (f) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes or powers set forth in this article, and to do all other things incidental thereto or connected therewith, which are not forbidden by law or these articles or incorporation.
- (g) To carry out any of the purposes or powers set forth in this article in any state, territory, district, or possession of the United States of America, or in any foreign country, to the extent that such purposes are not forbidden by the law of such place.
- (h) The purposes or powers set forth in this article are not in limitation of the general powers conferred by non-profit corporation laws of the State of Florida.

ARTICLE VIII: MEMBERSHIP

The owner(s) of each and every parcel of land included in the Declaration shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of said land.

ARTICLE IX: BOARD OF DIRECTORS

The corporation shall be managed by a board of not less than three (3) directors.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAME	ADDRESS
Raymond Leon Tubbs	3320 Tubbs Road, Sebring, Florida
Ruth S. Tubbs	3320 Tubbs Road, Sebring, Florida
Raymond A. Tubbs	2515 Par Lane, Sebring, Florida

The manner in which the directors are to be elected or appointed shall be provided in the By-laws of the corporation.

ARTICLE X: AMENDMENTS

Amendment of these Articles shall require an affirmative vote of 75% of the entire membership.

ARTICLE XI: OFFICERS

The affairs of the corporation are to be managed by a President, a Secretary and a Treasurer. Officers who are to serve until the first election of officers are:

NAME	OFFICE
Raymond Leon Tubbs	President
Raymond A. Tubbs	Vice President
Ruth S. Tubbs	Secretary
Ruth S. Tubbs	Treasurer

ARTICLE XII: INCORPORATORS

The names and street addresses of each Incorporator for these articles of incorporation are:

NAME	ADDRESS
Raymond Leon Tubbs	3320 Tubbs Road, Sebring, Florida
Ruth S. Tubbs	3320 Tubbs Road, Sebring, Florida
Raymond A. Tubbs	2515 Par Lane, Sebring, Florida

The incorporators of these articles of incorporation hereby assign to this corporation their rights under Section 617, Florida Statutes, to constitute a corporation.

ARTICLE XIII: BYLAWS

The original By-laws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the By-laws of the Association may be amended, altered or rescinded at a regular or special meeting of the members by an affirmative vote of 2/3 of the members

ARTICLE XIV: CORPORATE DEBTS - ASSESSMENTS

The private property of the members shall not be subject to the payment of corporate debts of the corporation; provided that this provision shall not in any manner limit the obligation of each member unto the corporation as set forth and contained in these Articles of Incorporation, the By-

laws which may be hereafter adopted, and the Protective Covenants, Restrictions and Easements; or limit the right of the corporation to levy and assess members for their proportionate share of the expenses of the corporation, and to enforce collection of such assessments in such manner as may be reserved to the corporation in these Articles, said By-laws and the Protective Covenants, Restrictions and Easements.

ARTICLE XV: INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless each and every director and officer of the corporation, their heirs, executors and administrators, against all loss, cost and expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases where the director or officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement of indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the best interest of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XVI: TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a Committee which authorized the contract or transaction.

ARTICLE XVII: NON-PROFIT CHARACTER

This corporation is one which does not contemplate pecuniary gain or profit to the members, directors or officers. Upon dissolution of the corporation all corporate assets remaining after payment of all liabilities shall be distributed to charitable, religious, scientific, literary or educational organizations.

INCORPORATORS

IN WITNESS THEREOF, we, the undersigned incorporators have hereunto set our hands and seals this 10th day of April 1998, for the purpose of forming this non-profit corporation under the laws of the State of Florida, and I hereby make and file in the office of the Secretary of State of the State of Florida, these Articles of Incorporation, and certify that the facts herein stated are true.

Raymond Leon Tubbs
Raymond Leon Tubbs, Incorporator

Ruth S. Tubbs
Ruth S. Tubbs, Incorporator

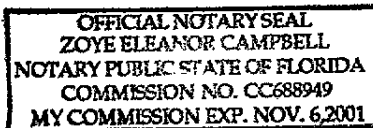
Raymond A. Tubbs
Raymond A. Tubbs, Incorporator

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared RAYMOND LEON TUBBS, who is personally known to me or who presented his _____ as identification, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the county and state named above this 10th April 1998.

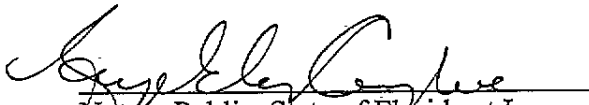
Zoye Eleanor Campbell
Notary Public, State of Florida at Large
My Commission Expires:

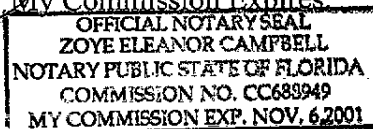


STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared RUTH S. TUBBS, who is personally known to me ~~or who presented her~~ _____ as identification, and who executed the foregoing Articles of Incorporation, and acknowledged before me that she subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the county and state named above this 10th
April 1998.

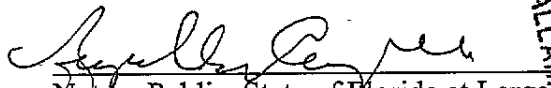

Notary Public, State of Florida at Large
My Commission Expires:

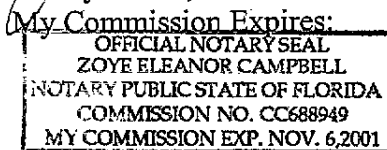


STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared RAYMOND A. TUBBS, who is personally known to me ~~or who presented his~~ _____ as identification, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the county and state named above this 10th
April 1998.

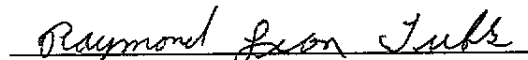

Notary Public, State of Florida at Large
My Commission Expires:



ACCEPTANCE BY REGISTERED AGENT

FILED
98 APR 17 PM 1:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.


Raymond Leon Tubbs, Registered Agent