

CLAYTON H. BLANCHARD, JR.
ATTORNEY AT LAW
35 E. PINEHURST BLVD.
EUSTIS, FLORIDA 32726

CLAYTON H. BLANCHARD, JR.
KATHRYN B. WILLIAMS

PHONE (352) 589-1919
FAX (352) 589-0032

June 16, 1998

N 98000003747

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

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-05/17/98-01064-003
****122.50 ****122.50

RE: Lake Smith Estates Homeowner's Association, INC.

Dear Sir or Madam:

In reference to the above, enclosed please find *Articles of Incorporation of LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION* to be filed with the Florida Department of State. Also, enclosed please find a check in the amount of \$122.50 for the filing fee and certified copies to be returned to me.

If you should have any questions or comments, please do not hesitate to contact me.

Sincerely,

Clayton H. Blanchard Jr. ^(TS)
CLAYTON H. BLANCHARD, JR.

CHB:tls

Enclosures

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98 JUN 25 PM 2:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

June 18, 1998

CLAYTON H. BLANCHARD, JR., ESQ.
35 E. PINEHURST BLVD.
EUSTIS, FL 32726

SUBJECT: LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION
Ref. Number: W98000014077

We have received your document for LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

The name of the entity must be identical throughout the document.

The registered agent must have a Florida street address. A post office box is not acceptable.

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) 487-6927.

Tracy Smith
Document Specialist

Letter Number: 398A00033945

Prepared By: Clayton H. Blanchard, Jr., Esquire
35 E. Pinehurst Blvd.
Eustis, Florida 32726

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION, INC.
(A non-profit Florida Corporation)

We, the undersigned, hereby associate ourselves together and make, subscribe and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. - NAME

The name of this Corporation shall be LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION, INC. The principal office, if known, or the mailing address of the Corporation is Post Office Box 1594, Umatilla, Florida 32784.

ARTICLE II. - EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE III. - PURPOSES

The general purposes for which this Corporation is organized are as follows:

A. To provide for the orderly enjoyment of Lake Smith Estates, a residential development located on real property in Lake County, Florida, (hereinafter referred to as "the Property") described on Exhibit "A", to the Lake Smith Estates Declaration of Restrictions (hereinafter referred to as "the Declaration"), which is recorded in the Public Records of Lake County, Florida.

B. To promote the health, safety and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in Lake Smith Estates.

C. To enforce the terms, covenants and conditions and restrictions appertaining to Lake Smith Estates which are contained in the Declaration.

D. To maintain the common areas and the property improvements as provided for in the Declaration.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION, INC., as established in the Lake Smith Estates Declaration of Restrictions, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and the Declaration and to enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

ARTICLE IV. - POWERS

The corporation shall 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. 42-069-1286N-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The corporation shall 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.

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including but not limited to the power:

A. To acquire by any means real and personal property.

B. To enforce assessments by suit.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

D. To contract for management and maintenance, repair and replacement of the property, the improvements thereto, the common areas and the personal property of the Association.

ARTICLE V. - MEMBERSHIP

Any natural person, firm, corporation or entity who is the owner of a lot or dwelling unit as defined in the Declaration shall automatically become a member upon the acquisition of an ownership interest in title to any lot or dwelling unit. Any natural, person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an owner by virtue of such lien, mortgage, or other encumbrance alone; provided, however, that nothing contained herein shall be construed as prohibiting membership in this Corporation by person, firm, corporation or other entity which acquires title to a lot or dwelling unit by foreclosure or voluntary conveyance from its mortgagor or his successor or assigns. Membership in this corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

ARTICLE VI. - SUBSCRIBERS

The names and residence of the subscriber to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
JERRY McCONNELL	Post Office Box 1594 Umatilla, Florida 32784

ARTICLE VII. - MANAGEMENT OF CORPORATION

The business affairs of this corporation shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the corporation shall be elected as provided in the By-Laws by the membership at the regular annual meeting of the members of the corporation. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

<u>NAME</u>	<u>ADDRESS</u>
JERRY McCONNELL	Post Office Box 1594 Umatilla, Florida 32784
LOVELLA McCONNELL	Post Office Box 1594 Umatilla, Florida 32784
PHILLIP RIGGINS	16048 S.E. 25th Avenue Umatilla, Florida 32784

ARTICLE VIII. - OFFICERS

The officers of the corporation shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

President - JERRY McCONNELL
Secretary-Treasurer - LOVELLA McCONNELL

ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 38050 Jim Daugherty Road, Umatilla, Florida 32784 and the name of the initial registered agent of this corporation at that address is JERRY McCONNELL.

ARTICLE X. - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any qualified voting member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws. Amendment will be finally adopted upon the affirmative vote of seventy-five percent (75%) of the qualified voting members.

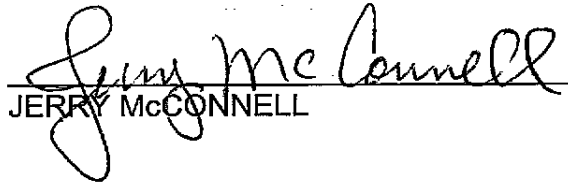
ARTICLE XI. - BY-LAWS

The By-Laws of the Corporation shall be adopted by the affirmative vote of seventy-five percent (75%) of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five (75%) vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

ARTICLE XII. - DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system 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.

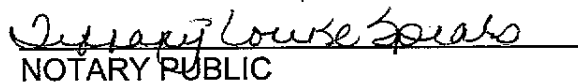
IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 23 day of June, 1998.


JERRY McCONNELL

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 23rd day of June, 1998 by JERRY McCONNELL, who is personally known to me or produced as identification and did not take an oath.




NOTARY PUBLIC

Tiffany Louise Spears
(Please Print)
My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT LAKE SMITH ESTATES HOMEOWNER'S ASSOCIATION, INC. DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF UMATILLA, STATE OF FLORIDA, HAS NAMED JERRY McCONNELL LOCATED AT 38050 JIM DAUGHERTY ROAD, CITY OF UMATILLA, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Jerry McConnell
(Corporate Officer)
TITLE President
DATE 6-23-98

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Jerry McConnell
(Resident Agent)
DATE 6-23-98

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98 JUN 25 PM 2:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE BY DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

I, the undersigned person, having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this statement, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


JERRY McCONNELL

Date: June 23, 1998

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98 JUN 25 PM 2:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA