



**W. SCOTT WYNN**

**ATTORNEY AT LAW**

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N98000006316

November 2, 1998

State of Florida  
Division of Corporations  
ATTN: BOBBIE  
P. O. Box 6327  
Tallahassee, Florida 32314

Re: Lake Lucy Estates Homeowners Association, Inc.

000002697050--9

-11/30/98--01016--001

\*\*\*\*\*78.75 \*\*\*\*\*78.75

Dear Bobbie:

*pursuant to 215.26 - no able to accept money*

Enclosed please find original and one copy of articles of incorporation and acceptance of registered agent for the above-captioned corporation. Pursuant to your telephone conversation with my office, it is my understanding that you will credit us with the \$122.50 filing fee which has previously been paid. Please supply me with a certified copy of the articles.

*for 9.5.*

Thank you for your cooperation in this regard. If you have any questions, please do not hesitate to contact my office.

With kind regards,

W. SCOTT WYNN

*had to collect*

WSW/dgk  
Enc.

*78.75 for current fees.*

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

98 NOV -3 AM 8:58

FILED

*W98-24633*

**ARTICLES OF INCORPORATION  
of  
LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.**

98 NOV -3 AM 8:58  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, acting as incorporators of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

**ARTICLE I**

**Name**

The name of the corporation is LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. whose principal office's mailing address is P.O. Box 125, Groveland, Florida, 34736.

**ARTICLE II**

**Purpose and Powers of the Association**

LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. 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 of the residence Lots and Common Area within that certain tract of property described as:

Begin at the SW corner of government Lot 7 of Section 6, Township 22 South, Range 25 East, Lake County, Florida, run thence N 00 degrees 03'31" W along the West line of said government Lot 7 a distance of 290.09 feet; thence N 88 degrees 20'01" E, 231.27 feet; thence N 00 degrees 11'12" E, 255 feet, more or less, to the shoreline of Lake Lucy, said point hereby designated as point "A"; begin again at the point of beginning and run N 89 degrees 41'59" E along the South line of said government Lot 7 a distance of 747.90 feet to the Northwesterly right of way line of State Road Number 19, said point being on a curve concave Northwesterly and having a radius of 22,868.32 feet and a radial bearing of N 53 degrees 26'57" E; thence Northeasterly along the arc of said curve through a central angle of 02 degrees 29'50" an arc

distance of 996.72 feet to a point on the East line of said government Lot 7; thence N 00 degrees 16'02" W, along the East line of said government Lot 7 to the shoreline of Lake Lucy; thence Westerly along and with the shoreline of Lake Lucy to the aforementioned point "A".

LESS AND EXCEPT: Commencing at the Southwest corner government Lot 7 of Section 6, Township 22 South, Range 25 East, Lake County, Florida, run N 89 degrees 41'59" E, along the South line of said government Lot 7 a distance of 1327.63 feet to the Southeast corner of said government Lot 7; thence N 00 degrees 16'02" West along the East line of said government Lot 7 a distance of 690.13 feet; thence S 87 degrees 50'21" W, 120.55 feet to the point of beginning of this description. From said point of beginning, continue S 87 degrees 50'21" W, 175.00 feet; thence N 00 degrees 07'41" E, 350 feet, more or less, to a point on the shoreline of Lake Lucy, said point being designated point "B"; return to the point of beginning, run thence N 00 degrees 07'41" E, 281 feet, mor or less, to the shoreline of Lake Lucy; thence Westerly along and with the said shoreline of Lake Lucy to point "B".

LESS AND EXCEPT: Commencing at the Southwest corner government Lot 7 of Section 6, Township 22 South, Range 25 East, Lake County, Florida, run N 89 degrees 41'59" E, along the South line of said government Lot 7 a distance of 1327.63 feet to the Southeast corner or said government Lot 7 a distance of 690.13 feet; thence S 87 degrees 50'21" W, 295.55 feet; thence S 53 degrees 04'30" W, 150.00 feet to the point of beginning of this description; from said point of beginning, continue S 53 04'30" W, 150.00 feet; thence N 08 degrees 51'07" W, 375 feet, more or less, to the shoreline of Lake Lucy, said point being designated point "C"; return to the point of beginning, run thence N 01 degrees 19'20" W, 406 feet, more or less, to the shoreline of Lake Lucy; thence Westerly along and with said shoreline of Lake Lucy to point "C".

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Official Records of Lake County,

Florida, 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) fix, levy, collect and enforce payment by any lawful means, all 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 LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., including all licenses, taxes or governmental charges levied or imposed against the property of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.;

(c) 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 LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.;

(d) borrow money, and with the assent of two-thirds (2/3) of the voting members of each class of members 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) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the voting members of each class of 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 and Common Area, provided that any

such merger, consolidation or annexations shall have the assent of two-thirds (2/3) of the voting members of each class of member;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Florida by law now or hereafter have or exercise.

### **ARTICLE III**

#### **Membership**

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 assessment by the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., including contract sellers shall be a member of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.. 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 any lot which is subject to assessment by the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.

### **ARTICLE IV**

#### **Voting Rights**

LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, 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 they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member(s) shall be the Declarant and they shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership, or

(b) January 1, 1998

## ARTICLE V

### Board of Directors

The affairs of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall be managed by a Board of four (4) Directors, who need to be members of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. The number of directors may be changed by amendment of the Bylaws of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Clyde T. Puryear	400 White Wing Circle, Clermont, FL 34711
W. Don Wynn	6623 Wynn Lane, Groveland, FL 34736

Gwendolyn R. Puryear      400 White Wing Circle, Clermont, FL 34711

Tina Wynn      6623 Wynn Lane, Groveland, FL 34736

At the first annual meeting the members shall elect four (4) directors for a term of two (2) years; and at each annual meeting thereafter the members shall elect for a term of two (2) years the number of directors whose terms have expired that year.

## **ARTICLE VI**

### **Initial Registered Office and Registered Agent**

(a) The address of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.'s initial registered office in the State of Florida is 400 WHITE WING CIRCLE, CLERMONT, FL. 34711

(b) The name of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.'s initial registered agent at the above address is Clyde T. Puryear.

## **ARTICLE VII**

### **Officers**

The initial officers of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall be a president, vice president, secretary and treasurer. Such officers shall be elected or appointed at the first meeting of the Board of Directors following each annual meeting of members.

The names of the officers who are to serve until the first election or appointment are:

President	--	Clyde T. Puryear, 400 White Wing Circle, Clermont, Florida
Vice-President	--	W. Don Wynn, 6623 Wynn Lane, Groveland, Florida

Secretary -- Clyde T. Puryear, 400 White Wing Circle, Clermont, Florida  
Treasurer -- W. Don Wynn, 6623 Wynn Lane, Groveland , Florida

## **ARTICLE VIII**

### **Incorporators**

The name and residence address of each incorporator is:

<u>Name</u>	<u>Address</u>
Clyde T. Puryear	400 White Wing Circle, Clermont, FL 34711
W. Don Wynn	6623 Wynn Lane, Groveland, FL 34736
Gwendolyn R. Puryear	400 White Wing Circle, Clermont, FL 34711
Tina Wynn	6623 Wynn Lane, Groveland, FL 34736

## **ARTICLE IX**

### **Bylaws**

The bylaws of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. may be made, altered, or rescinded at any annual meeting of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., or at any special meeting duly called for such purpose by a vote of a majority of a quorum of voting members present in person or by proxy, except that the initial bylaws of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall be made and adopted by the Board of Directors.



## **ARTICLE X**

### **Dissolution**

LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) vote of the members eligible to vote of each class of members. Upon dissolution of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., other than incident to a merger of consolidation, the assets of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall be dedicated to an appropriate public agency to be used for purposes similar to those for which LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. was created, or 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 XI**

### **Duration**

The corporation shall exist perpetually.

## **ARTICLE XII**

### **Amendments**

Amendments to these articles of incorporation may be proposed by any member of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. These Articles may be amended at any annual meeting of the LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. or at any special meeting duly called and held for such purpose on the affirmative vote of three-fourths (3/4)

of the members eligible to vote.

### **ARTICLE XIII**

#### **Duties**

LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District permit no. \_\_\_\_\_ requirements and applicable District rules, and shall assist in the enforcement of restrictions and covenants contained herein.

### **ARTICLE IXX**

#### **Powers**

LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall levy and collect adequate assessments against members of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. for the costs of maintenance and operation of the surface water or stormwater management system.

### **ARTICLE XX**

#### **Assessments**

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention ares, drainage structures and drainage easements.

## ARTICLE XXI

### Dissolution Language

In the event of termination, dissolution or final liquidation of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., 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 Management District prior to such termination, dissolution or liquidation.

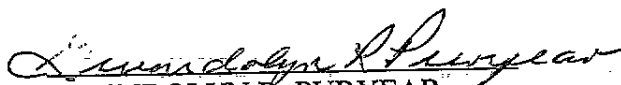
## ARTICLE XXII

### Existence and Duration

Existence of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC. shall exist in perpetuity.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned constituting the incorporators of LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC., have executed these Articles of Incorporation this 20<sup>th</sup> day of October, 1998

  
CLYDE T. PURYEAR

  
GWENDOLYN R. PURYEAR

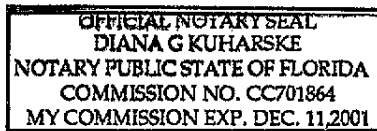
  
W. DON WYNN

  
TINA WYNN

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments and oaths personally came and appeared CLYDE T. PURYEAR and GWENDOLYN R. PURYEAR, W. DON WYNN and TINA WYNN, to me known to be the person described in and who executed the foregoing and they acknowledged before me the execution of same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 30<sup>th</sup> day of October, 1998



Diana G. Kuharske  
NOTARY PUBLIC  
Diana G. Kuharske  
My Commission Expires:

**DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT**

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


**THAT: LAKE LUCY ESTATES HOMEOWNERS ASSOCIATION, INC.**  
desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, at Groveland, Lake County, Florida, has named

**CLYDE T. PURYEAR**  
**400 White Wing Circle**  
**Clermont, FL 34711**

as its agent to accept service of process within this state.

**ACKNOWLEDGMENTS**

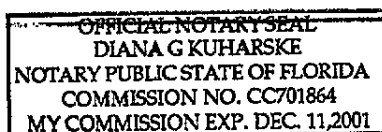
Having been named to accept service of process for the above-named Corporation, at the place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

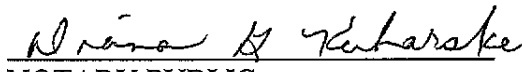
  
CLYDE T. PURYEAR  
Registered Agent

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments and oaths personally came and appeared CLYDE T. PURYEAR to me known to be the person described in and who executed the foregoing and they acknowledged before me the execution of same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 31 day of October, 1998.



  
NOTARY PUBLIC  
Diana G. Kuharske  
My Commission Expires:

FILED  
98 NOV -3 AM 8:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA