

N 98000006400

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

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November 4, 1998

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

RE: Sundance Hills Homeowner's Association, Inc.

700002681877--6  
-11/06/98--01018--028  
\*\*\*\*\*122.50 \*\*\*\*\*78.75

Dear Sir or Madam:

In reference to the above, enclosed please find *Articles of Incorporation of Sundance Hills Homeowner's Association, Inc.* 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. <sup>(TS)</sup>  
CLAYTON H. BLANCHARD, JR.

CHB:tlb

Enclosures

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ARTICLES OF INCORPORATION  
OF  
SUNDANCE HILLS HOMEOWNER'S ASSOCIATION, INC.  
(A non-profit Florida Corporation)

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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 SUNDANCE HILLS HOMEOWNER'S ASSOCIATION, INC. The principal office, if known, or the mailing address of the Corporation is 2000 E. Washington Avenue, Eustis, Florida 32726.

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 Sundance Hills, a residential development located on real property in Lake County, Florida, (hereinafter referred to as "the Property") described on Exhibit "A", to the Sundance Hills 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 Sundance Hills.

C. To enforce the terms, covenants and conditions and restrictions appertaining to Sundance Hills 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 SUNDANCE HILLS HOMEOWNER'S ASSOCIATION, INC., as established in the Sundance Hills 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. 42-069-1333AN-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 residences of the subscribers to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
JEFFREY P. LAUGHREN	2000 E. WASHINGTON AVENUE EUSTIS, FLORIDA 32726
JAMES T. LAUGHREN	2000 E. WASHINGTON AVENUE EUSTIS, FLORIDA 32726
SVEA LAUGHREN	2000 E. WASHINGTON AVENUE EUSTIS, FLORIDA 32726

#### 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>
JEFFREY P. LAUGHREN	2000 E. WASHINGTON AVENUE EUSTIS, FLORIDA 32726

JAMES T. LAUGHREN

2000 E. WASHINGTON AVENUE  
EUSTIS, FLORIDA 32726

SVEA LAUGHREN

2000 E. WASHINGTON AVENUE  
EUSTIS, FLORIDA 32726

#### 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/Secretary/Treasurer - Jeffrey P. Laughren

#### ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2000 E. Washington Avenue, Eustis, Florida 32726 and the name of the initial registered agent of this corporation at that address is Jeffrey P. Laughren.

#### 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

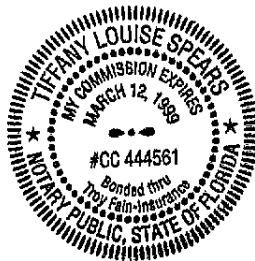
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved 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 30<sup>th</sup> day of September, 1998.

Jeffrey P. Laughren  
JEFFREY P. LAUGHREN

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 1998 by JEFFREY P. LAUGHREN, who is personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.




Tiffany Louise Spears  
NOTARY PUBLIC

Tiffany Louise Spears  
(Please Print)  
My Commission Expires:

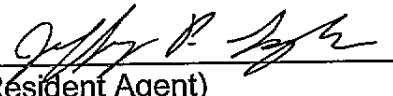
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

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

FIRST--THAT SUNDANCE HILLS 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 EUSTIS, STATE OF FLORIDA, HAS NAMED JEFFREY P. LAUGHREN LOCATED AT 2000 E. WASHINGTON AVENUE, CITY OF EUSTIS, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE   
(Corporate Officer)  
TITLE President  
DATE September 30, 1998

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   
(Resident Agent)  
DATE September 30, 1998

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DIVISION OF CORPORATIONS  
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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.

  
JEFFREY P. LAUGHREN

Date: September 30, 1998

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EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE WEST 345.5 FEET; THENCE SOUTH 1980.00 FEET, MORE OR LESS, TO LOW WATER MARK OF LAKE NETTIE; THENCE EAST ALONG SAID LOW WATER MARK TO EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 1980.00 FEET, MORE OR LESS, ALONG FORTY LINES TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY FOR WASHINGTON AVENUE ALONG THE NORTH SIDE THEREOF. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 50'25" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 A DISTANCE OF 345.50 FEET, THENCE SOUTH 0 DEGREES 29'59" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 A DISTANCE OF 1316.59 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE SOUTH 0 DEGREES 34'55" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 26 EAST A DISTANCE OF 142.4 FEET, MORE OR LESS, TO THE WATERS OF LAKE NETTIE, THENCE SOUTHEASTERLY ALONG AND WITH THE WATERS OF SAID LAKE NETTIE TO A POINT ON THE AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, THENCE NORTH 0 DEGREES 34'55" EAST ALONG SAID EAST LINE 437.6 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 0 DEGREES 29'59" EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 A DISTANCE OF 1318.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY FOR WASHINGTON AVENUE ALONG THE NORTH SIDE THEREOF.

LESS THAT PART THEREOF DESCRIBED AS FOLLOWS:  
FROM THE AFORESAID POINT OF BEGINNING OF THE ABOVE DESCRIBED RUN THENCE SOUTH 00 DEGREES 29'59" WEST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 666.24 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55'12" WEST 3.05 FEET; THENCE NORTH 0 DEGREES 25'32" EAST 619.38 FEET; THENCE NORTH 89 DEGREES 22'32" EAST 3.85 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE SOUTH 0 DEGREES 29'59" WEST ALONG SAID LINE 619.43 FEET TO THE POINT OF BEGINNING.