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BLOCK & TAYLOR

Attorneys at Law

2127 Tenth Avenue
Vero Beach, Florida 32960
Telephone (561) 562-1600

Samuel A. Block
James A. Taylor, III

January 26, 1999

Telefax
(561) 562-1740

Secretary of State
Division of Corporations
Corporate Records Bureau
ATTN: Bobbie Cox, Senior Corporate
Section Administrator
Post Office Box 6327
Tallahassee, FL 32301

Telefax
600002736616
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Re: Hobart Landing Homeowners' Association, Inc.
Reference No.: W99000000959
Letter No.: 299A00001776

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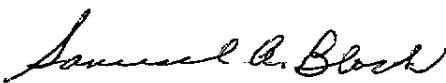
Dear Ms. Cox:

Pursuant to your telephone conversations with my secretary, Patti, enclosed please find the "revised" original and one copy of Articles of Incorporation for "Hobart Landing Association, Inc.," a Florida not-for-profit corporation, along with a copy of your January 22, 1999, letter. As you know, we were not able to use the above-captioned corporate name, as it was too similar to a corporation previously filed in 1979. It is my understanding your office has retained the \$78.75 filing fee previously forwarded to you on January 5th with our original filing.

Please return a certified copy of the Articles of Incorporation evidencing your approval of same to the undersigned at your earliest convenience. Should you have any questions, please do not hesitate to contact our office.

Thank you for your courtesy and cooperation in this matter.

Yours truly,


SAMUEL A. BLOCK

SAB/pab
Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(13)

1/28/99
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 22, 1999

JAN 25 1999

SAMUEL A. BLOCK, ESQ.
BLOCK & TAYLOR
2127 TENTH AVENUE
VERO BEACH, FL 32960

SUBJECT: HOBART LANDING HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: W99000000959

We have received your document for HOBART LANDING HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Your document is being returned as requested.

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) 487-6922.

Bobbie Cox
Senior Corporate Section Administrator

Letter Number: 299A00001776

**ARTICLES OF INCORPORATION
OF
HOBART LANDING ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, by these Articles of Incorporation, associate themselves for the purpose of forming a corporation not for profit, pursuant to the provisions of Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the Corporation shall be: **HOBART LANDING ASSOCIATION, INC.** For convenience, the corporation will be referred to in this instrument as the "Association." The place of business shall be 3545 Lucia Drive, Vero Beach, Florida, 32967, until changed by the owners at the first meeting.

ARTICLE II

Purposes

The purposes for which the Association is organized are as follows:

2.1 To establish, maintain and operate a corporation not for profit, and to uphold, maintain and promote the property interests and rights of member owners and residents of lots in the following subdivisions located in Indian River County, Florida:

HOBART LANDING UNIT ONE, as recorded in Plat Book 7, at Page 45, Public Records of Indian River County, Florida.

HOBART LANDING UNIT TWO, as recorded in Plat Book 7, at Page 46, Public Records of Indian River County, Florida.

HOBART LANDING UNIT NO. 3, as recorded in Plat Book 10, at Page 77, Public Records of Indian River County, Florida.

And to do any other thing necessary or desirable in the interests of the safety, health, protection, comfort and convenience of such member property owners and residents.

2.2 To make and establish reasonable rules and regulations governing the use and maintenance of the real property described above.

2.3 To collect, from time to time, assessments from owners to defray expenses of operation of the corporation, including, but not limited to, security, taxes, maintenance, utilities, reserves and expenditures for capital improvements, improvements and repair of commonly-owned property, with particular reference to entrance way, non-governmental roads and right-of-way areas, drainage facilities, sewage lines, storm water management systems, canals, a spit of land, and common landscape area. The individual assessments will be based upon a fraction wherein the numerator is one and the denominator represents the number of lot owners who become members of the Association, except where the membership votes for a special assessment for a particular purpose for the benefit of a specific area of the properties, in which event, a majority of the members to be assessed must approve the special assessment.

2.4 To enforce and abide by the provisions of any covenants or restrictions which are, or may be, applicable to the property and which may be adopted, from time to time, as provided in the Bylaws of the Association.

ARTICLE III

Powers

The Association shall have all of the powers and privileges granted to associations not for profit under the laws of the State of Florida and shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to, the following:

3.1 To promote the safety and health of members of the Association and their property interests and rights by providing, improving and maintaining lighting, entrance way, non-governmental roads and right-of-way areas, drainage facilities, sewage lines,

storm water management systems, canals, a spit of land, and common landscape area in and around the areas listed in this sub-article, and such other and further similar type services as may be reasonably necessary or desirable in Hobart Landing Subdivisions.

3.2 To purchase insurance for properties owned by the Association, and insurance for the protection of the Association and its members, officers and directors.

3.3 To maintain, repair, replace and operate the corporate properties.

3.4 To make and establish covenants and restrictions governing the use and maintenance of property located within Hobart Landing Subdivisions.

3.5 To amend, modify or change any covenants and restrictions which are, have been, or may be applicable to Hobart Landing Subdivisions.

3.6 To enforce the provisions of any covenants or restrictions, which are or may be made applicable to the property located within Hobart Landing Subdivisions and which may be adopted from time to time as provided in each lot owner's Warranty Deed and in a Declaration of Covenants, Conditions, Reservations and Restrictions of Hobart Landing Subdivisions, as it might exist in the future.

3.7 To levy and collect, from time to time, assessments against members of the Association to defray expenses of maintenance and repair of the items in areas lying within Hobart Landing Subdivisions, as described in paragraph 3.1 above, and are shown as "common areas" on the plats of Hobart Landing Subdivisions, and other expenses incurred in implementing the Association's purposes in such manner as may be provided by the Bylaws of the Association, and the Association shall have a lien upon any property of a member of the Association lying within Hobart Landing Subdivisions for the payment of such assessments. The lien herein provided shall secure the monies due for all assessments levied against a member of the Association, as provided in the Bylaws, together with interest upon delinquent assessments, and for all the costs and expenses, including a reasonable attorneys' fee, which may be incurred by the Association in preparing, recording and enforcing its lien. The lien shall be enforced by recording on the public records of Indian River County, Florida, a claim

of lien and by foreclosure in the same manner as real estate mortgages may be foreclosed in the State of Florida.

3.8 To reconstruct improvements comprising the items and areas lying within Hobart Landing Subdivisions, as described in paragraph 3.1 above, and designated as common areas on the plats of Hobart Landing Subdivisions, and to repair and maintain the same.

3.9 To employ personnel to perform the services required for the proper management and operation of the Association.

3.10 To own and hold fee simple title to lands within reasonable proximity to the corporate properties, upon which the entrance way, non-governmental roads and right-of-way areas, drainage facilities, sewage lines, storm water management systems, canals, a spit of land, and common landscape area are, or may be, constructed for the benefit of lot owners, and to manage, control and maintain the same; provided, however, that such facilities shall and must be for the use and enjoyment of all lot owners in the corporate properties to be established upon the lands previously described herein. The corporation shall assess each lot for its pro rata share of the cost and expenses of operation and maintenance of the said facilities based upon the proration as set forth in ARTICLE II, paragraph 2.3.

3.11 To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

All funds and the titles of all properties acquired by the corporation and their proceeds shall be held in trust for the members in accordance with these Articles of Incorporation and the Bylaws.

The powers of the corporation shall be subject to and shall be exercised in accordance with the provisions of these Articles of Incorporation and the Bylaws.

ARTICLE IV

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 V

Dissolution

Upon dissolution of this organization, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code, or to the Federal Government, or to a State or local government for a public purpose, and none of the assets will be distributed to any member, officer or trustee of this organization.

ARTICLE VI

Members

6.1 **Membership.** Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to covenants of record and assessments by the Association, shall be a member of the Association; provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

6.2 **Voting Rights.** The members shall be entitled to one vote for each lot in which they hold the interests required for membership by paragraph 6.1, hereof. When more than one person holds such interest or interests in any lot, all such persons shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot which is owned by more than one person.

ARTICLE VII

Board of Directors

7.1 The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3), nor more than seven (7) persons. Directors need not be members of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided by the Bylaws of the Association. The Directors of the Association shall be elected at the annual meeting of the Association.

7.2 The Directors named in these Articles will serve until the first election of Directors and any vacancies in their number occurring before the first election will be filled by the remaining Directors.

7.3 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:

<u>Name</u>	<u>Address</u>
Terry Goff	3545 Lucia Drive Vero Beach FL 32967
Richard LaBelle	3545 Lucia Drive Vero Beach FL 32967
Charles Royer	3545 Lucia Drive Vero Beach FL 32967
Kenneth Baer	3545 Lucia Drive Vero Beach, FL 32967
Lucia Bravo	3545 Lucia Drive Vero Beach, FL 32967

ARTICLE VIII

Officers

The affairs of the Association shall be administered by the officers designated in the Bylaws of the Association. Said officers shall be elected by the Board of Directors annually at its meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers, who will serve until their successors are designated, are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Lucia Bravo	3545 Lucia Drive Vero Beach, FL 32967	President
Terry Goff	3545 Lucia Drive Vero Beach, FL 32967	Vice President
Richard LaBelle	3545 Lucia Drive Vero Beach, FL 32967	Secretary
Kenneth Baer	3545 Lucia Drive Vero Beach, FL 32967	Treasurer

ARTICLE IX

Bylaws

The first Bylaws of the corporation shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE X

Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

10.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

10.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and

members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided.

(a) Such amendment must be approved by not less than two-thirds (2/3) of the Board of Directors; and, by not less than two-thirds (2/3) of the entire membership of the Association; or,

(b) By not less than seventy-five percent (75%) of the entire membership of the Association.

10.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the owner's individual lot. No amendment shall be made that is in conflict with any recorded covenants or restriction relating to Hobart Landing Subdivisions.

10.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and shall be recorded on the public records of Indian River County, Florida.

ARTICLE XI

Subscribers

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

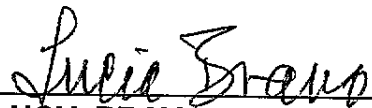
<u>Name</u>	<u>Address</u>
Lucia Bravo	3545 Lucia Drive Vero Beach, FL 32967
Terry Goff	3545 Lucia Drive Vero Beach FL 32967
Richard LaBelle	3545 Lucia Drive Vero Beach, FL 32967

ARTICLE XII


Registered Agent

The street address of the initial registered office of the Association is: 3496 Marsha Lane, Vero Beach, Florida, 32967, and, the name of the initial registered agent of the Association at that address is: Richard LaBelle.

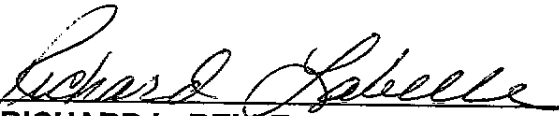
IN WITNESS WHEREOF, we, the undersigned, being each and all of the original subscribers to the corporation hereinabove named, for the purpose of forming a corporation to do business within and without the State of Florida, and in pursuance of Florida law, do hereby make, subscribe, acknowledge and file this certificate, hereby jointly and severally declaring and certifying the facts herein stated are true and that we have associated ourselves together for the purpose of becoming a corporation not for profit under the laws of the State of Florida, and accordingly have set our hands and seals at Vero Beach, Indian River County, Florida, on this 5th day of January, 1999.



LUCIA BRAVO



TERRY GOFF



RICHARD LaBELLE

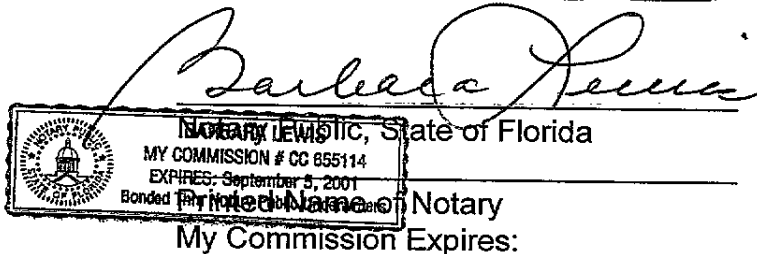
STATE OF FLORIDA)
 :SS
COUNTY OF INDIAN RIVER)

BEFORE ME, the undersigned authority, personally appeared **LUCIA BRAVO**, to me personally known and/or who produced DRIVER'S LICENSE as

identification, and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 4th day of JAN, 1999.

(SEAL)



STATE OF FLORIDA)
 :SS
COUNTY OF INDIAN RIVER)

BEFORE ME, the undersigned authority, personally appeared **TERRY GOFF**, to me personally known and/or who produced Florida Driver's License as identification, and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 5th day of January, 1999.



Patti A. Bachman
MY COMMISSION # CC553058 EXPIRES
June 9, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Patti A. Bachman
Notary Public, State of Florida
PATTI A. BACHMAN
Printed Name of Notary
My Commission Expires:

STATE OF FLORIDA)
 :SS
COUNTY OF INDIAN RIVER)

BEFORE ME, the undersigned authority, personally appeared **RICHARD LaBELLE**, to me personally known and/or who produced DRIVER'S LICENSE

as identification, and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 4th day of Jan, 1999.


(SEAL)



My Commission Expires:

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned hereby accepts the designation of registered agent on behalf of
HOBART LANDING ASSOCIATION, INC.


RICHARD LaBELLE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA