

INFANTINO AND BERMAN
ATTORNEYS AT LAW

Jed Berman
Thomas V. Infantino

Patrick A. Raley
James W. 9711

Suite 7
100 South Knowles Avenue
Winter Park, Florida
32789
Tel (407) 644-4070
Fax (407) 644-4128

Mailing Address:
P.O. Drawer 80
Winter Park, Florida
32789-0080

October 29, 1996

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Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC.

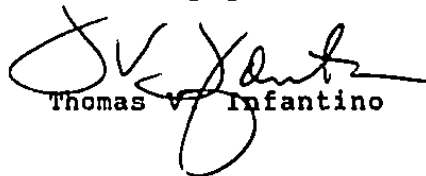
Dear Sir:

I am enclosing proposed articles of incorporation of the above corporation, with registered agent form attached, for filing.

I also enclose a check in the amount of \$122.50 for the following costs:

Filing fee	\$ 35.00
Registered agent	35.00
Certified copy of article	52.50
	<u>\$122.50</u>

Sincerely yours,

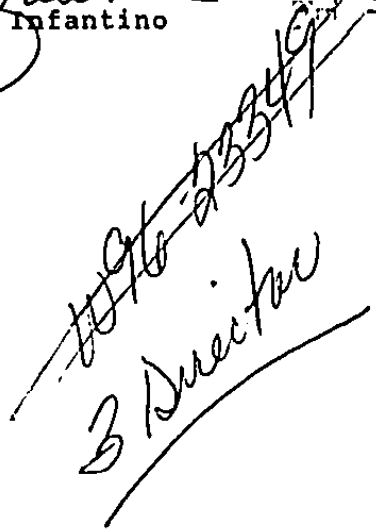

Thomas V. Infantino

TVI:sb
Enc.
cc: Dale S. Jones

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED







FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 4, 1996

INFANTINO & BERMAN
% THOMAS V INFANTINO
P.O. DRAWER 30
WINTER PARK, FL 32790-0030

SUBJECT: RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: W96000023349

We have received your document for RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC. and check(s) totalling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return 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 (904) 487-6934.

Loria Poole
Corporate Specialist

Letter Number: 196A00050579

INFANTINO AND BERMAN

ATTORNEYS AT LAW

Jed Berman
Thomas V. Infantino

Patrick A. Raley
James W. Kline

Suite 7
180 South Knowles Avenue
Winter Park, Florida
32789

Tel (407) 644-4070
Fax (407) 644-4128

Mailing Address:
P.O. Drawer 86
Winter Park, Florida
32790-0086

via UPS

November 8, 1996

Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Attention: Loria Poole

Re: RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC.

Ref. Number: W96000023349

Dear Sirs:

Enclosed are articles of incorporation for the above referenced corporation and a copy of your letter of November 4, 1996. The articles now contain three directors.

Sincerely yours,

Thomas V. Infantino
Thomas V. Infantino

TVI:sb

Enc.

ARTICLES OF INCORPORATION
OF
RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

The name of this Corporation shall be:
RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC.,
a non-profit corporation with its place of business at 1220 Windsor
Avenue, Longwood, Florida 32750.

ARTICLE II

The general nature, purposes and objectives for which this
Corporation is formed shall be:

- (a) To organize the residents and property owners of RAYMOND OAKS, a subdivision according to the plat thereof, as filed in the public records of Seminole County, Florida.
- (b) To establish a community association whose purpose shall be to maintain and operate the common areas of and the private street located in RAYMOND OAKS, other than Tract B of such RAYMOND OAKS.
- (c) To further and promote by all proper and legitimate agencies and means the activities required to maintain common areas and private roadway areas for the use of the members of the Raymond Oaks Homeowners' Association, Inc. and their guests and invitees.
- (d) To provide for access by providers of essential public services, including, but not limited to, electrical service, water distribution service, wastewater collection service, if any, stormwater management services, cable television services, fire and emergency services, and related services.

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TALLAHASSEE FLORIDA

- (e) To operate, maintain and manage the surface water and stormwater systems constructed for RAYMOND OAKS in a manner consistent with:
 - 1) the conditions set forth in and the requirements of the St. Johns Water Management District permit no. 40-117-0339A-ERP and
 - 2) the rules of the St. Johns Water Management District.
- (f) To assist in the enforcement of the Declaration of Covenants, Conditions and Reservations of RAYMOND OAKS which relate to the surface water and stormwater management systems.
- (g) To levy and collect assessments from members of the Corporation who are owners of Lots in RAYMOND OAKS that are reasonably adequate to cover the costs of maintenance and operation of the surface and stormwater management system at RAYMOND OAKS.

ARTICLE III

The membership shall consist of those persons who purchase lots or homes which are built upon lots in RAYMOND OAKS, Seminole County, Florida, and for those persons who own any of the Tracts located within RAYMOND OAKS. There shall be only one membership per lot or home that is purchased and one membership per Tract, but persons may share a single membership.

ARTICLE IV

The term for which this corporation shall exist shall be perpetual unless and until dissolved as it is now or may be hereafter provided by law. The corporation's existence shall commence upon the filing of these articles of incorporation with the Florida Department of State in Tallahassee, Florida.

ARTICLE V

This Corporation shall be managed by a Board of Directors no less than three nor more than nine who need not be members of the Association who shall initially be appointed by the Developer of Raymond Oaks and, in subsequent years shall be elected as provided in the Bylaws. The names and street addresses of the members of the first Board of Directors who shall hold office for the first year of existence of the Corporation or until their successors are elected or appointed and have qualified are:

Dale S. Jones	Thomas V. Infantino	D. W. Dalton
1220 Windsor Ave.	Ste.7, 180 S. Knowles	Ste.7, 180 S. Knowles
Longwood, FL 32750	Winter Park, FL 32789	Winter Park, FL

ARTICLE VI

The name and street address of the incorporator is:

Dale S. Jones
1220 Windsor Avenue
Longwood, Florida 32750

ARTICLE VII

Dale S. Jones, located at 1220 Windsor Avenue, Longwood, Florida 32750, has been named as the Corporation's Agent to accept service of process within this State. Said Agent has accepted the request to act in this capacity.

ARTICLE VIII

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and

maintenance of the surface water and stormwater management systems shall be transferred to and accepted by an entity which would comply with Rule 40C-42.07, Florida Administrative Code, and such successor entity shall submit itself for approval and be approved by the St. Johns Water Management District prior to the winding up of the affairs of the Corporation and to the extent permitted by law, prior to the termination, dissolution or liquidation of the Corporation, as the case may be.

ARTICLE IX

In the event of termination, dissolution or final liquidation of the Association or in the event of a deadlock, or a failure to operate the surface water or stormwater management systems or any other failure to act by the Corporation caused by nonaction of its members, the Corporation, a member of the Corporation, an officer of the Corporation, or a Director of the Corporation or the St. Johns Water Management District shall be entitled to request that a receiver be appointed by a court of competent jurisdiction, to take over the operation of the Corporation to comply with the stormwater and surface water management obligations of the Corporation by virtue of the permit and administrative rules set forth above. The court shall have the right to impose upon members of the Corporation sufficient additional assessments to pay compensation to the receiver, to pay for any legal costs involved in the receivership and to pay the costs associated with the

operation of or any transfer of surface water or stormwater obligations to other entities.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal this 27th day of September, 1996.

Dale S. Jones
Dale S. Jones, Incorporator

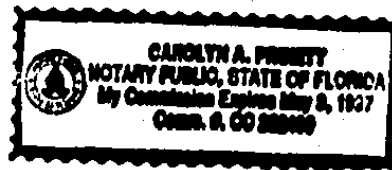
STATE OF FLORIDA:
COUNTY OF ORANGE:

ON THIS DAY personally appeared before me, the undersigned officer, DALE S. JONES, known to me to be the individual described in and who executed the foregoing Certificate of Incorporation, who acknowledged executing the same for the uses and purposes therein set forth.

27th IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of October, 1996.
September

Carolyn A. Pruitt
Notary Public

My Commission Expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That RAYMOND OAKS HOMEOWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, has named DALE S. JONES, located at 1220 Windsor Avenue, Longwood, Florida 32750, County of Seminole, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at 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.

By: 
Dale S. Jones
Resident Agent

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SECRETARY OF STATE
TALLAHASSEE FLORIDA