

CCRS
103 N. MERIDIAN STREET, LOWER LEVEL
TALLAHASSEE, FL 32301
222-1173

FILING COVER SHEET
ACCT. #FCA-14

P99000047694

CONTACT: CINDY HICKS

DATE: 5-26-99

REF. #: 0170 . 6936

CORP. NAME: Arbor Lake Owners' Club, Inc.

- ☒ ARTICLES OF INCORPORATION ☐ ARTICLES OF AMENDMENT ☐ ARTICLES OF DISSOLUTION
☐ ANNUAL REPORT ☐ TRADEMARK/SERVICE MARK ☐ FICTITIOUS NAME
☐ CERT. OF AUTHORITY ☐ LIMITED PARTNERSHIP ☐ LIMITED LIABILITY
☐ REINSTATEMENT ☐ MERGER ☐ WITHDRAWAL
☐ CERTIFICATE OF CANCELLATION ☐ UCC-1 ☐ UCC-3
☐ OTHER: _____

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TALLAHASSEE, FLORIDA

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-05/26/99--01039--024
*****78.75 *****78.75

STATE FEES PREPAID WITH CHECK# 5025 FOR \$ 78.75

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

COST LIMIT: \$ _____

PLEASE RETURN:

- ☐ CERTIFIED COPY ☒ CERTIFICATE OF STATUS ☒ PLAIN STAMPED COPY

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Examiner's Initials

**ARTICLES OF INCORPORATION OF
ARBOR LAKE OWNERS' CLUB, INC.**

The undersigned hereby organizes a corporation for profit under the provisions of the Florida Business Corporation Act, and pursuant to the following Articles of Incorporation:

ARTICLE I
Name

The name of this corporation is:

Arbor Lake Owners' Club, Inc.

ARTICLE II
Duration

This corporation shall have perpetual existence, commencing upon filing of the Articles of Incorporation.

ARTICLE III
Purposes

The purposes for which this corporation is organized are to acquire, own, hold, operate, develop, maintain, alter, lease, improve, construct, sell, exchange, finance, refinance or otherwise dispose of or encumber that certain parcel of real property located at 8923 S. Mobley Road, Odessa, Florida 33556, more particularly described as follows (the "**Lakefront Property**"):

Begin at the Northeast corner of Section 3, township 28 South, Range 17 East, Hillsborough County, Florida, thence South 89° 13' 30" West (M.B.) on the North boundary of Section 3 a distance of 662.71 feet thence South 0° 45' 30" East, a distance of 533.83 feet, to the Northern Right of Way boundary of Mobley Road, thence North 69° 53' 30" West on stated Right of Way boundary, 25 feet from and parallel to center line of road a distance of 500 feet; thence North 72° 03' 45" West on the chord of a curve on stated Right of Way boundary, a distance of 156.30 feet thence North 0° 46' 03" West a distance of 68.3 feet to a witness corner on the bank of Lake Maurine, thence North 61° 58' 57" East, along bank of stated Lake a distance of 125.65 feet to a witness corner, thence South 12° 39' 48" East a distance of 180.61 feet to the Point of Beginning (Less Easement for Florida Power Corporation and all riparian right thereto) lying and being in Hillsborough County, Florida;

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and to carry on any other activities necessary or incidental to any of the foregoing purposes and consistent with the AS-1 zoning of the Lakefront Property.

ARTICLE IV
Principal Office and Mailing Address

The address of the principal office of this corporation, and the mailing address of this corporation, is 3001 N. Rocky Point Drive East, Suite 200, Tampa, Florida 33607.

ARTICLE V
Capital Stock

This corporation is authorized to issue fourteen (14) shares of Class A Common Stock and fifteen (15) shares of Class B Common Stock, each with a par value of one cent (\$.01) per share. The Class A Common Stock and the Class B Common Stock shall have identical rights (including identical rights to distribution and liquidation proceeds) except that the Class A Common Stock shall not entitle the holders thereof to vote on any matter unless (i) specifically permitted by these Articles of Incorporation, the Bylaws of this corporation or by the terms of any Stock Restriction Agreement to which this corporation is a party or (ii) otherwise required by law. This corporation shall not issue fractional shares of its capital stock. Upon the transfer, sale or other disposition by Robert M. Johnson of the single share of Class B Common Stock owned by him, the Class A Common Stock shall automatically convert into Class B Common Stock. At all times prior to any such automatic conversion of Class A Common Stock into Class B Common Stock, this corporation shall reserve fourteen (14) shares of its authorized Class B Common Stock for issuance upon any such automatic conversion.

ARTICLE VI
Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 3001 North Rocky Point Drive East, Suite 200, Tampa, Florida 33607, and the name of the initial registered agent of this corporation at that address is Robert M. Johnson.

ARTICLE VII
Incorporator

The name and mailing address of the incorporator is:

Robert M. Johnson
3001 North Rocky Point Drive East
Suite 200
Tampa, Florida 33607

ARTICLE VIII
Initial Board of Directors

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time in the manner provided in the bylaws, but shall never be less than one (1). The name and mailing address of the initial director of this corporation is:

Robert M. Johnson
3001 North Rocky Point Drive East
Suite 200
Tampa, Florida 33607

ARTICLE IX
Indemnification

This corporation shall indemnify any officer or director, or any former officer or director, to the fullest extent permitted by law.

ARTICLE X
Amendment

Subject to the limitations set forth in Article XII of these Articles of Incorporation, this corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE XI
Bylaws

The business and affairs of this corporation shall be governed by the Bylaws of this corporation. The initial Bylaws of this corporation shall be adopted by the incorporator of this corporation.

ARTICLE XII
Voting Rights of Holders of Class A Common Stock

The following actions with respect to this corporation shall require the affirmative vote of the holders of (x) seventy five percent (75%) or more of the Class A Common Stock then outstanding and (y) a majority of the Class B Common Stock then outstanding: (i) the transfer, sale, lease or other disposition of the Lakefront Property, (ii) the merger of this corporation with or into another entity, (iii) the voluntarily dissolution of this corporation, (iv) the amendment of the Articles of Incorporation of this corporation or (v) the amendment or revocation of the Bylaws of this corporation.

ARTICLE XIII
Special Meetings of the Shareholders of the Corporation

This corporation shall hold a special meeting of its shareholders (i) at the request of the Board of Directors of the Corporation, or (ii) at the request of the holders of fifty percent (50%) or

more of any class of the outstanding capital stock of this corporation, made in conformance with the provisions of the Bylaws of this corporation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 12 day of May, 1999, and the undersigned registered agent acknowledges that he is familiar with, and accepts, the obligations of registered agent of this corporation.



ROBERT M. JOHNSON
Incorporator and Registered Agent

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