

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on August 7, 1981, as shown by the records of this office.

The charter number for this corporation is 759536.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
12th day of August, 1981.



CER 101 Rev 12-80

George Firestone
Secretary of State

COPY

FILED

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ARTICLES OF INCORPORATION

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OF

WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME OF CORPORATION

The name of the corporation is WEKIVA GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC. (hereinafter called the "Association.")

ARTICLE II

PRINCIPAL OFFICE OF THE ASSOCIATION

The principal office of the Association is located at 101 Wymore Road, Suite 400 Altamonte Springs, Florida 32701.

ARTICLE III

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 215 North Eola Drive, Orlando, Florida 32802, and the name of the initial registered agent at that address is HAL H. KANTOR.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association 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 those certain tracts of property described as:

That certain real property shown and described on the Plat of WEKIVA GOLF VILLAS, SECTION ONE, according to the Plat thereof as recorded in Plat Book 22, Page 16, Public Records of Seminole County, Florida; less

and except Lots 1, 2, 3, 4, 5, 7, 8 and 11;

and

That certain real property shown and described on the Plat of WEKIVA GOLF VILLAS, SECTION TWO, according to the Plat thereof as recorded in Plat Book 23, Pages 39 and 40, Public Records of Seminole County, Florida; less and except Lots 17, 18, 19, 20, 24, 26, 27, 28, 29, 30, 31, 32, 33 and 39;

and

That certain real property shown and described on the Plat of WEKIVA GOLF VILLAS, SECTION THREE, according to the Plat thereof as recorded in Plat Book 24, Pages 81 and 82, Public Records of Seminole County, Florida; less and except Lots 49 and 50.

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 this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association 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 on the Public Records of The Clerk of Seminole 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 Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(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 Association;

(d) Borrow money, and with the assent of two-thirds

(2/3) 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 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 annexation shall have the assent of two-thirds (2/3) of each class of members;

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

ARTICLE V

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 Association, including contract sellers, shall be a member of the Association. 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 Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A Members shall be every person or entity who is a record owner of a fee simple or undivided fee simple interest in any Lot which is subject by covenants of record to assessment by the Association, excluding the Declarant. When more than one person holds an interest in any Lots, 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 Members shall be the Declarant (as defined in the Declaration), and 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 the total votes outstanding in the Class B Membership; or

(b) On December 31, 1984.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Lot in which it holds the interest required for membership under Article III, Section 1 of the Declaration of Covenants, Conditions and Restrictions.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of three (3) directors who shall serve until the organizational meeting and thereafter by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. 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>
Burton A. Bines	102 Hickory Tree Road Longwood, Florida 32750
Howard B. Lefkowitz	803 Sweetwater Club Boulevard Longwood, Florida 32750
Hal H. Kantor	175 Lake Destiny Trail Maitland, Florida 32751

At the first annual meeting, the members shall elect three (3) Directors for a term of one (1) year.

ARTICLE VIII

INITIAL OFFICERS

The affairs of the Association shall be managed by a President, Vice-President, Secretary and Treasurer and such other officers as permitted in the Bylaws. The names and addresses of those persons who shall act as officers of the corporation until the election of their successor are:

Howard B. Lefkowitz, President and Treasurer

Burton A. Bines, Vice-President and Secretary

The above-named officers shall serve until the first and organizational meeting of the Board of Directors of the corporation. The officers shall be elected by the Directors at the first meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, 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 X

DURATION

The Corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XII

BYLAWS

The Bylaws of this corporation shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of the Board of Directors.

ARTICLE XIII

FHA/VA APPROVAL

As long as there is a Class B Membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

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 this Association, have executed these Articles of Incorporation this 2nd day of August, 1981.

Burton A. Bines

Howard B. Lefkowitz

Hal H. Kantor

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 2nd day of August, 1981 by Burton A. Bines.

Suzanne J. B. B. B.
Notary Public

My Commission Expires: July 22, 1985

STATE OF FLORIDA
COUNTY OF ORANGE

4th The foregoing instrument was acknowledged before me this 4th day of August, 1981 by Hal H. Kantor.

Vicki L. Bell
Notary Public

6 My Commission Expires April 8, 1985
Notary Public, State of Florida
My Commission Expires April 8,
bonded thru Froy car. insurance

STATE OF FLORIDA
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this
3rd day of August, 1981 by Howard B.
Lefkowitz.

Elizabeth J. B. B. B.
Notary Public
My Commission Expires: July 22, 1985

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as
Registered Agent of WEKIVA GOLF VILLAS HOMEOWNERS ASSOCIATION,
INC.

Hal H. Kantor