

NO 00000000 5475
PETERSON & MYERS, P.A.
ATTORNEYS AT LAW

J. HARDIN PETERSON, SR. (1894-1978)
MICHAEL W. CREWS (1941-1991)

M. DAVID ALEXANDER, III
PHILIP O. ALLEN
JACK P. BRANDON
DEBRA L. CLINE
J. DAVIS CONNOR
DENNIS G. CORRICK
ROY A. CRAIG, JR.
CLINTON A. CURTIS
JACOB C. DYKXHOORN
JOSEPH A. GEARY
JONN D. HOPPE
DENNIS P. JOHNSON

P.O. BOX 24628
LAKELAND, FLORIDA 33802-4628
100 EAST MAIN STREET
LAKELAND, FLORIDA 33801
(863) 683-6511 OR (863) 676-6934
FAX (863) 682-8031

WINTER HAVEN OFFICE
(863) 294-3360
FAX (863) 299-5498

LAKE WALES OFFICE
(863) 676-7611 OR (863) 683-8942
FAX (863) 676-0643

KRISTEN B. KIEFFER
KEVIN C. KNOWLTON
DOUGLAS A. LOCKWOOD, III
CORNEAL B. MYERS
MARC M. O'BRIEN
E. BLAKE PAUL
ROBERT E. PUTERBAUGH
THOMAS B. PUTNAM, JR.
DEBORAH A. RUSTER
STEPHEN R. SENN
ANDREA TEVES SMITH
KEITH H. WADSWORTH
KERRY M. WILSON

August 10, 2000

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

500003355115--6
-08/14/00--01072--020
*****78.75 *****78.75

FILED
00 AUG 14 PM 3:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: Oak Crest Estates, Phase II, Homeowner's Association, Inc.

Dear Sir or Madam:

With respect to the above-referenced matter, please find enclosed the following:

- Original and one copy of Articles of Incorporation for Oak Crest Estates, Phase II, Homeowner's Association, Inc.;
- Registered Agent Certification;
- My firm's check in the amount of \$78.75 made payable to the Secretary of State; and
- A self-addressed, stamped envelope.

At your earliest opportunity please file the enclosed Articles and the Agent Certification. Once filing is complete please return to me, in the enclosed envelope, a certified copy of the Articles of Incorporation. Should you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,

Peterson & Myers, P.A.

By:


Joseph A. Geary, Esquire

JAG/srp
Enclosures (as stated)
cc: Mr. William A. Fisher (w/o enc.)



FILED

00 AUG 14 PM 3:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
OAK CREST ESTATES, PHASE II, HOMEOWNERS' ASSOCIATION, INC.
(a Corporation Not-for-Profit)**

We, the undersigned acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a corporation not-for-profit in accordance with the laws of the State of Florida, these Articles of Incorporation.

ARTICLE I - Name

The name of the corporation shall be: Oak Crest Estates, Phase II, Homeowners' Association, Inc. ("the Association").

**ARTICLE II - Principal Office
and Mailing Address of the Corporation**

The address of the principal office of the corporation is 1065 George Jenkins Boulevard, Lakeland, Florida, 3380, and its mailing address is the same.

ARTICLE III - Purpose and Powers

The Association does not contemplate pecuniary gain or profit to the members thereof. Further, the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common areas within that certain tract of property known as Oak Crest Estates, Phase II, Subdivision, according to the legal description of same as set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments of Oak Crest Estates, Phase II, Subdivision, as recorded in the Public Records of Pasco County, Florida, and as amended from time to time, 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) Execute 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,

Restrictions and Assessments (hereinafter called "the Declaration"), applicable to the property and recorded in the Public Records of Pasco 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) 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;

(c) Operate and maintain the surface water management system facilities, including, without limitation, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;

(d) Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association shall elect to employ a maintenance company;

(e) Sue and be sued;

(f) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms and conditions 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;

(g) Borrow money and, with the assent of no less than two-thirds of the members of the Association which form a quorum at a duly called meeting thereof, mortgage, pledge, deed in trust, or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

(h) Dedicate, sell or transfer all or any part of the common area, subject to the conditions as may be agreed upon by no less than two-thirds of the members of the Association which form a quorum at a duly called meeting thereof, agreeing to such dedication, sale or transfer;

(i) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area, provided that any such merger consolidation or annexation as provided in the Declaration shall have the assent of no less than two-thirds of the members of the Association, which form a quorum at a duly called meeting thereof;

(j) Exist in perpetuity; however, should the Association be dissolved for any reason, whether voluntarily or involuntarily, the control or right of access to any portion of the subdivision property (whether privately or publicly owned) containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and, if not accepted, said surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association; and

(k) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Not-For-Profit Corporation Law of the State of Florida may now or hereafter have or exercise.

ARTICLE IV - Members

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declaration and referred to herein as "Lot") in Oak Crest Estates, Phase II, Subdivision shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot, which Lot shall be subject to assessment by the Association. Membership in the Association shall be appurtenant to the ownership of a Lot and

it may not be transferred separate from the ownership of a Lot. Each property owner shall be entitled to one (1) vote at any meeting of members of the Association.

ARTICLE V - Board of Directors

The affairs of the corporation shall be managed by a board of directors composed of no less than three (3), but no more than nine (9) directors. The number of directors may be changed by amendment of the bylaws of the corporation in the manner provided therein.

The name and street address of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Business Address</u>
William A. Fisher	1065 George Jenkins Boulevard Lakeland, Florida 33801
Wayne V. Wellman	4963 Dixie Highway Saginaw, Michigan 44806
Sherry Frazier	1065 George Jenkins Boulevard Lakeland, Florida 33801

At the first annual meeting and at each annual meeting thereafter, the members shall elect three (3) directors who shall serve for a term of one (1) year. The voting rights of members shall be in accordance with the voting rights set forth in Article II, Section 2, of the Declaration, as said Declaration may be amended from time to time.

ARTICLE VI - Duration

The Association shall commence its corporate existence, effective immediately, and shall exist perpetually thereafter until dissolved according to law.

ARTICLE VII - Registered Office and Agent

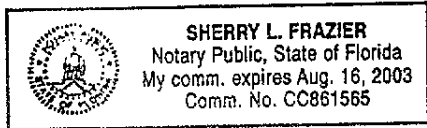
The initial registered office of the corporation shall be located at 100 East Main Street, Lakeland, Florida 33801. The initial Registered Agent at that address shall be Joseph A. Geary, Esquire.

ARTICLE VIII - Incorporators

The names and addresses of the Incorporators to these articles of incorporation are:

<u>Name</u>	<u>Business Address</u>
William A. Fisher	1065 George Jenkins Boulevard Lakeland, Florida 33801
Wayne V. Wellman	4963 Dixie Highway Saginaw, Michigan 44806

IN WITNESS WHEREOF, the undersigned, as incorporators, hereby execute these articles of incorporation this 19th day of July, 2000.



William A Fisher
WILLIAM A. FISHER, Incorporator

Wayne V Wellman
WAYNE V. WELLMAN, Incorporator

STATE OF FLORIDA
COUNTY OF POLK

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared William A. Fisher, who (check one) is personally known to me or who has produced known to me as identification.

WITNESS my hand and official seal this 21 day of July, 2000, at Lakeland, Florida.

Sherry L. Frazier
Notary Public
State of Florida at Large
My Commission Expires: August 16, 2003

STATE OF MICHIGAN
COUNTY OF Saginaw

Before me, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Wayne V. Welman, who (check one) is personally known to me or who () has produced _____ as identification.

WITNESS my hand and official seal this 19th day of July, 2000, at Saginaw, Michigan.

Linda Rogers
Notary Public
State of ~~Florida at Large~~ Michigan
My Commission Expires:
LINDA ROGERS
Notary Public, Saginaw County, MI
My Commission Expires 08/30/2003

To: The Department of State
Tallahassee, Florida 32304

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

In compliance with Section 617.0501 of the Florida Not For Profit Corporation Act,
the following is submitted:

Oak Crest Estates, Phase II, Homeowners' Association, Inc., with its place of
business at 1065 George Jenkins Boulevard, Lakeland, Florida 33801, has named Joseph
A. Geary, Esquire, located at 100 E. Main Street, Lakeland, Florida 33801, as its agent to
accept service of process within Florida.

Dated: July 31, 2000.

William A Fisher
William A. Fisher, Incorporated
Wayne V Wellman
Wayne V. Wellman, Incorporator

FILED
90 AUG 14 PM 3:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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, and I am familiar with and accept the duties and obligations of
Chapter 617 of the Florida Not For Profit Corporation Act.

Dated July 31, 2000

Joseph A. Geary
Joseph A. Geary, Esquire
Registered Agent