

FROM : JAY WATKINS  
Division of Corporations

FAX NO. : 18636754521

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**NO 1000001672**

Florida Department of State  
Division of Corporations  
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**FLORIDA NON-PROFIT CORPORATION**  
**OAK HAVEN ESTATES OWNERS ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
OAK HAVEN ESTATES OWNERS ASSOCIATION, INC.**

The undersigned subscribers to these Article of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not-for-profit under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of this corporation is OAK HAVEN ESTATES OWNERS ASSOCIATION, INC.

**ARTICLE II - GENERAL PURPOSE**

The general nature of the objects and purposes of this corporation shall be to promote the betterment of the land and of all land owners who own property in OAK HAVEN ESTATES, a subdivision located in Hendry County, Florida.

**ARTICLE III - MEMBERS**

The membership of this corporation shall consist of those persons who own any real property in OAK HAVEN ESTATES, a subdivision in Hendry County, Florida. Those members or their successors shall have voting rights as provided in the Declaration of Covenants and Restrictions and the Bylaws of the corporation.

**ARTICLE IV - PERPETUAL EXISTENCE**

This corporation shall have a perpetual existence. However, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If it is not accepted, then the surface water management system must be dedicated to a similar non-profit corporation.

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**ARTICLE V - INCORPORATORS**

The names and residences of the subscribers are:

- STANLEY C. WEGSCHEID      3840 Crescent Acres Road  
LaBelle, Florida 33935
- ALBERT J. HAHN              3880 Ft. Denaud Rd.  
LaBelle, Florida 33935
- SUSAN T. WEGSCHEID        5511 Frontier Circle  
LaBelle, Florida 33935

The registered office shall be at 5511 Frontier Circle, LaBelle, Hendry County, Florida, 33935 and the resident agent that address is SUSAN T. WEGSCHEID.

**ARTICLE VI - BOARD OF DIRECTORS**

The corporation shall have three (3) members on the Board of Directors. The names and street addresses of the first Board of Directors are:

- STANLEY C. WEGSCHEID      3840 Crescent Acres Road  
LaBelle, Florida 33935
- ALBERT J. HAHN              3880 Ft. Denaud Rd.  
LaBelle, Florida 33935
- SUSAN T. WEGSCHEID        5511 Frontier Circle  
LaBelle, Florida 33935

**ARTICLE VII - OFFICERS**

The officers of the corporation shall be President, a Vice-President, and a Secretary/Treasurer and such other officers as may be provided in the Bylaws. The names and street addresses of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

- President                      Susan T. Wegscheid      5511 Frontier Circle  
LaBelle, Florida 33935
- Vice President               Stanley C. Wegscheid    3840 Crescent Acres Road  
LaBelle, FL 33935

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Sec'y/Treas.	Albert J. Hahn	3880 Ft. Denaud Rd. LaBelle, FL 33935
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The affairs of the corporation shall be managed by a President, Vice-President and Secretary-Treasurer who shall serve until such time as new officers are elected. Such officers shall be elected by a majority vote of the Board of Directors at the annual meeting.

**ARTICLE VIII - BY-LAWS**

The Bylaws of the corporation may be made, altered or rescinded by a majority vote of the Board of Directors present at any regular or special meeting called for that purpose and by the members as provided in the By-Laws.

**ARTICLE IX - POWERS**

The corporation shall have the following general powers:

- a. to sue and be sued, to defend any and all actions and proceedings in its corporate name to the same extent as a natural person;
- b. to make contracts and incur liabilities, including contracts to provide the services for operation and maintenance;
- c. to borrow money at such rates of interest as the corporation may determine, issue its notes, bonds or other obligations and secure any other obligations by mortgage and pledge of all or any part of its property or income.
- d. to operate and maintain common properties and specifically the surface water management system as permitted by the South Florida Water Management District including lakes, retention areas, culverts and related appurtenances;
- e. levy liens for maintenance of roads, curbs, gutters and other drainage, drainage ditches, culverts and other appurtenances thereto, said liens to be imposed upon the land owners within the subdivision; assess members and enforce said assessments by lien and to foreclose same as a mortgage if it remains unpaid for more than a reasonable time as determined by the Board of Directors;
- f. own, hold, use and convey, transfer, dispose of and to mortgage or encumber such real estate and personal property as shall be necessary for its corporate purposes;

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g. to receive and maintain a fund or funds of real or personal property, or both, and to use and apply the whole or any part thereof.

h. to establish rules and regulations;

i. to set and collect assessments as provided in the Declaration of Covenants and Restrictions

j. In addition to the foregoing powers, all of those powers set forth in the Florida Statutes for a non-profit corporation.

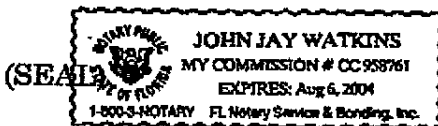
ARTICLE X  
AMENDMENTS

These Articles of Incorporation may be amended by a vote of two-thirds of the votes of a quorum of the members present in person or by proxy at any meeting duly noticed.

IN WITNESS WHEREOF, the undersigned, as Incorporators, have executed the foregoing Articles of Incorporation this 22nd day of FEBRUARY, 2001.

Stanley Wegscheid  
STANLEY C. WEGSCHEID  
Albert J. Hahn  
ALBERT J. HAHN  
Susan T. Wegscheid  
SUSAN T. WEGSCHEID

BEFORE ME, a Notary Public personally appeared STANLEY C. WEGSCHEID, to me personally known and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation this 12th day of February, 2001.



[Signature]  
Notary Public  
My Commission Expires:

BEFORE ME, a Notary Public personally appeared ALBERT J. HAHN, to me personally known and who executed the foregoing Articles of Incorporation, and

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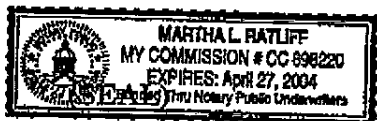
FROM : JAY WATKINS

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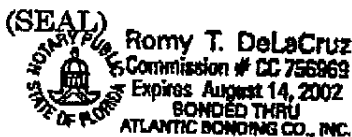
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acknowledged before me that he subscribed to these Articles of Incorporation this 15<sup>th</sup> day of February, 2001.



Martha L. Hatliff  
Notary Public  
My Commission Expires:

BEFORE ME, a Notary Public personally appeared SUSAN T. WEGSCHEID, to me personally known and who executed the foregoing Articles of Incorporation, and acknowledged before me that she subscribed to these Articles of Incorporation this 22nd day of February, 2001.



Romy T. DeLaCruz  
Notary Public  
My Commission Expires:

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FROM : JAY WATKINS

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

That OAK HAVEN ESTATES OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office located at 5511 Frontier Circle, LaBelle, Florida, County of Hendry, State of Florida, has named SUSAN T. WEGSCHEID, located at 5511 Frontier Circle, LaBelle, Florida, County of Hendry, State of Florida, as its agent to accept service of process within this state.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-named Corporation, at the place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

  
\_\_\_\_\_  
SUSAN T. WEGSCHEID  
Registered Agent

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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