

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Oak Forest Homeowners' Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Tamara Edgington
Name (Printed or typed)

1150 W. Minneola Ave.
Address

Clermont, Fl. 34711
City, State & Zip

352-394-4436
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
OAK FOREST HOMEOWNERS' ASSOCIATION, INC.
(A Florida Non-Profit Corporation)**

FILED
2008 MAY 10 A 9:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**ARTICLE I
NAME AND ADDRESS**

The name, physical and mailing address of the Corporation is OAK FOREST HOMEOWNERS' ASSOCIATION, INC., 1150 West Minneola Avenue, Clermont, Florida 34711.

**ARTICLE II
NOT FOR PROFIT AND PURPOSES**

This corporation 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 of water retention areas, storm water swales and road rights of way within that certain tract of property described as:

All of Block 47, according to the Map of the City of Fruitland Park, Florida, recorded in Plat Book 3, Pages 8 and 9, Public Records of Lake County, Florida, LESS the East 361 feet of the South 362 feet thereof, AND

All of Block 50, in the City of Fruitland Park, according to the Revised Plat of said Blocks recorded in Plat Book 3, Page 14, Public Records of Lake County, Florida, lying East of the East right of way line of State Road No. 468, LESS the North 414.70 feet thereof.

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 corporation for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain Declaration of Covenants, conditions and Restrictions, hereinafter called the "Declaration", applicable to the property described above and recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Lake County, Florida, and as the same may be amended from time to time as therein provided, said declaration being incorporated herein as 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 corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the of the corporation.

(c) Acquire (by gift, purchase or otherwise) own, hold improve, build upon, operate, maintain, convey, self, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation;

(d) Borrow money, and with the assent of two-third (2/3) of the 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 the members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common are, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) The corporation shall operate, maintain and manage the surface water or storm water management systems(s) in a manner consistent with the St. Johns River Water Management District Permit NO. 42-069-96673-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system;

(h) The corporation shall maintain the road rights of way within the property so as to provide free and passable ingress and egress to the nearest county maintained road.

(i) The corporation shall levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the surface water or storm water management system, and the road rights of way and;

(j) Have and to exercise any and all powers, rights, and privileges which a corporation may now or hereafter have or exercise under the laws of the State of Florida governing corporations not for profit.

ARTICLE III
**COMMENCEMENT OF CORPORATION EXISTENCE
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The term of existence of the Corporation shall be perpetual.

ARTICLE IV
INITIAL BOARD OF DIRECTORS

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Members shall elect the Directors at the annual meeting of Members. The Bylaws may provide for *ex officio* and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

Name	Address
Andrea C. Edgington	1150 W. Minneola Avenue Clermont, Florida 34711
Philip A. Edgington	1150 W. Minneola Avenue Clermont, Florida 34711
Adam Edgington	1150 W. Minneola Avenue Clermont, Florida 34711

Thereafter, the Board of Directors shall be elected by a majority of the members pursuant to the by-laws of the corporation.

ARTICLE V
OFFICERS

The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title	Name	Address
President	Adam Edgington	1150 W. Minneola Avenue Clermont, Florida 34711
Vice-President	Tamara Edgington	1150 W. Minneola Avenue Clermont, Florida 34711
Secretary	Andrea C. Edgington	1150 W. Minneola Avenue Clermont, Florida 34711
Treasurer	Philip A. Edgington	1150 W. Minneola Avenue Clermont, Florida 34711

ARTICLE VI
MEMBERS

(a) This corporation shall have no capital stock and shall be composed of members rather than stockholders. The membership of the corporation shall consist of owners of a fee interest in any lot included in the lots of Oak Forest, Lake County, Florida. Each member shall be entitled to one vote for each lot owned.

(b) Every person or entity who is a record owner of a fee or undivided fee interest in any lot or unit which is subject to covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

(c) There shall at not time be more than one voting member for each lot included in the lots of Oak Forest, Lake County, Florida.

ARTICLE VII
BYLAWS

The by-laws of the corporation are to be made and adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors or a majority of the voting members of the corporation.

ARTICLE VIII
AMENDMENT

These Articles of Incorporation or any portion may be amended or repealed by the act of the voting members of the corporation. Such amendments may be proposed and adopted in the manner provided in the by-laws of the corporation.

ARTICLE IX
DISSOLUTION

This corporation shall be dissolved and its affairs wound up by a two-thirds (2/3) vote of the corporation's voting members or when the object for which the corporation is organized has been fully accomplished.

In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X
INITIAL REGISTERED OFFICE AND AGENT

The address of this corporation's initial registered office in the State of Florida is 1150 West Minneola Avenue, Clermont, Florida 34711. The name of the initial registered agent at the above address is Tamara Edgington.

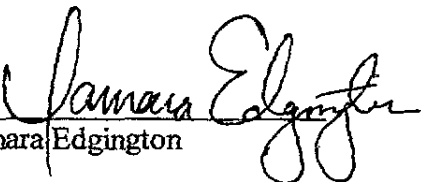
ARTICLE XI
INCORPORATOR

The name and residence address of the subscriber of these Articles of Incorporation is Tamara Edgington, 1150 West Minneola Avenue, Clermont, Florida 34711.

ARTICLE XII
INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not For Profit Corporation Act.

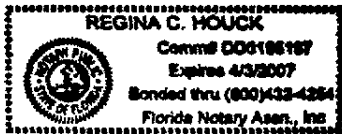
IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation under the laws of the State of Florida have executed these Articles of Incorporation on the 8th day of May 2006.


Tamara Edgington

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared TAMARA EDGINGTON, who is personally know to me or who has produced _____, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

SE WITNESS my hand and official seal in the County and State last aforesaid this day of May, 2006.



Regina C. Houck
Notary Public Regina C. Houck

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of Oak Forest Homeowners' Association, Inc.

Tamara Edgington
Tamara Edgington

FILED
2006 MAY 10 A 9:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA