

ARTICLES OF INCORPORATION.

OF

LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. 25

In compliance with the requirements of Chapter 617, Florida Statutes, 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

The name of the corporation is LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 1101 North Lake Destiny Drive, Suite 400, Maitland, Florida, 32751.

ARTICLE III

Jerry Freedman, whose address is 1101 North Lake Destiny Drive, Suite 400, Maitland, Florida, 32751, is hereby appointed the initial registered agent of this Association.

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 collection of Annual Assessments from Lot Owners in a proposed subdivision to be known as LAKEVIEW VILLAGE which is located on property described on Exhibit "A" (the "Property"), which assessments will be utilized to maintain common areas and to promote the health, safety and welfare of the residents within the Property and for these purposes to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of Association as set forth in those certain respective Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declarations", applicable to the Property and at the same time may be amended from time to time as therein provided, said Declarations being incorporated herein as if set forth at length;

(b) determine the portion of the assessment of each Lot owner pursuant to the terms of the Declaration and seek to collect the same to pay all expenses in connection therewith incident to the conduct of the business of the Association;

(c) borrow money, and with the assent of two-thirds (2/3) of the members and to pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(d) 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

The owners of each subdivided Lot located on the Property shall be a member of the Association.

ARTICLE VI

MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS

Section 1. Every owner of a lot shall be a member of the association; membership shall be appurtenant to and may not be separated from ownership of a lot.

Section 2. The association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of declarant, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member shall be declarant, who shall be entitled to exercise two (2) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or on January 1, 1993, whichever first occurs.

ARTICLE VII

BOARD OF DIRECTORS

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Jerry Freedman	1101 N. Lake Destiny Dr. #400
Eugene Claude Denney	1101 N. Lake Destiny Dr. #400
Donald Kafka	1101 N. Lake Destiny Dr. #400

The directors shall serve for a term of three years.
The By-Laws of the Association shall be adopted by the Board of Directors.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the

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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

OFFICERS

The affairs of the Association shall be managed by the President, Vice President and Secretary/Treasurer. These officers shall serve for a term of three years. The names of the officers who are to serve until the first election or appointment are:

President	Jerry Freedman
Vice President	Eugene Claude Denney
Secretary/Treasurer	Donald Kafka

ARTICLE XI

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

ARTICLE XII

SUBSCRIPTION


The names and addresses of the subscribers hereto are as follows:


<u>Name</u>	<u>Address</u>
Jerry Freedman	1101 N. Lake Destiny Dr. #400
Eugene Claude Denney	1101 N. Lake Destiny Dr. #400
Donald Kafka	1101 N. Lake Destiny Dr. #400

IN WITNESS WHEREOF, for the purposes 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 17 day of Dec, 1987.

 (Seal)
JERRY FREEDMAN

 (Seal)
EUGENE CLAUDE DENNEY

 (Seal)
DONALD KAFKA

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared Jerry Freedman, Eugene Claude Denney and Donald Kafka, known to me and known by me to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 17 day of Dec, 1987.


Notary Public
My commission expires:

(NOTARIAL SEAL)

7536j

Notary Public, State of Florida
My Commission Expires Sept. 17, 1989
Revised Jan 1987 10th Anniversary Edition

CERTIFICATE OF REGISTERED AGENT

OF

LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. 25

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC. is desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at City of Maitland, County of Orange, State of Florida, has named Murai, Wald, Biondo, Matthews & Moreno, P.A., located at 25 S.E. 2nd Ave., Suite 900, Miami, Florida 33131, as its agent to accept service of process within this State.

A C K N O W L E D G M E N T

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 21 day of Dec, 1987.

Murai, Wald, Biondo, Matthews
& Moreno, P.A.

By:

Gerald J. Biondo
Gerald J. Biondo