

Lakewood
at
The Crossings

ARTICLES OF INCORPORATION

1985

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LAKWOOD At The CROSSINGS

ARTICLES OF INCORPORATION

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I certify that the attached is a true and correct copy of the Articles of Incorporation of LAKEWOOD AT THE CROSSINGS HOMEOWNERS' Association, INC., a corporation organized under the Laws of the State of Florida, filed on May 24, 1985, as shown by the records of this office.

The charter number of this corporation is N09459.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 24th day of May, 1985

/s/ George Firestone
Secretary of State

ARTICLES OF INCORPORATION

OF

LAKWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator of a corporation under the Florida Not for Profit Corporation Act hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE 1

Name

The name of the corporation is LAKWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

Principal Office

The principal office of the Association is located at 1502 Rocky Point Drive, Suite 900, Tampa. Florida 33607.

ARTICLE III

Registered Office and Registered Agent

The street address of the initial registered office of the Association is 2502 Rocky Point Drive Suite 900, Tampa Florida, 33607, and the name of its initial registered agent at such address is David J. Evans.

ARTICLE IV

Purpose and Power of The Association

This association is a not for profit corporation organized to provide for the maintenance, preservation, and architectural control of the Lots (as hereinafter defined) in the Lakewood at the Crossings Subdivision (as hereinafter defined) under the jurisdiction of the Association and to promote the health, safety and welfare of the residents under the jurisdiction of this association and any additions thereto as may hereafter be brought within the jurisdiction of this Association. This Association shall have the power 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 this property and recorded or to be recorded in the public records of Seminole 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 and the terms used herein shall have the same meaning as in the Declaration;

- (b) fix, levy, collect, and enforce payment by any lawful means, all charges and 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 on, 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 the membership of the Association, 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) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall be initiated and approved by the Declarant when the Class B membership is larger than the Class A membership. At such time that Class A membership is larger than Class B membership, such merger, consolidation, or annexation shall require the assent of the Board of Directors of said Association;
- (e) dedicate, sell or transfer all or any part of the Common area, if any, 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 membership of the Association, agreeing to such dedication, sale or transfer;
- (g) have and to exercise any and all powers, rights, and privileges that a corporation organized under the Florida Not for Profit Corporation Act may now or thereafter have or exercise.

ARTICLE V

Membership

The membership includes 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. 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 that 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 all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than more vote be cast with respect to any Lot.

Class B: The Class B members shall be the Declarant 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 equals the total votes outstanding in the Class B membership; or
- (b) on January 1, 1995.

ARTICLE VII

Board of Directors

The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association. The number of directors may be changed by amendment of the by-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

Name:	Address:
T. J. Dodson	2502 Rocky Point Dr., Suite 900
Lorraine C. McAnallen	2502 Rocky Point Dr., Suite 900 Tampa, Florida 33607
David J. Evans	2502 Rocky Point Dr., Suite 900 Tampa, Florida 33607
Jack Hanson	2502 Rocky Point Dr., Suite 900 Tampa, Florida 33607
Leonard Glessner	2502 Rocky Point Dr., Suite 900 Tampa, Florida 33607

At the first annual meeting, the members shall elect three (3) directors for a term of three (3) years: one (1) director for a term of two (2) years; and one (1) director for a term of of (1) year.

At each annual meeting thereafter, the members shall elect a director or

directors to fill any and all vacancies created by the expired term of a director or 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 of membership of the Association. 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 period of duration of the Association shall be perpetual.

ARTICLE X

Amendments

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

ARTICLE XI

VA Approval

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

ARTICLE XII

Conflicts

In the case of any conflict between the ByLaws and these Articles of Incorporation, the Articles shall control, and in the case of any conflict between the Declaration and these Articles of Incorporation, the Declaration shall control.

ARTICLE XIII

Incorporator

The name and street address of the incorporator is:

Name:
David J. Evans

Address:
2502 Rocky Point Dr., Suite 900
Tampa, Florida 33607

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles
this 21/day of May , 1985,

/s/ David J. Evans

THE STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on this 21st day of May,
1985, by David J. Evans as Incorporator.

Notary Public For The State of Florida at large
My Commission Expires on July 25, 1988

/s/ Sallie J. Ewing

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of
process for the above stated Association, at the place designated herein, I
hereby agree to act in this capacity and I further agree to comply with the
provisions at the place designated herein, 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.

Dated this 21st day of May, 1985

/s/ David J. Evans