

CLAYTON AND MCCULLOH  
1065 MAITLAND CENTER COMMONS BLV  
MAITLAND, FL 32751

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DATE: 09/27/2007 09:29:52 AM  
JANE C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEE 112.00

Prepared by and Return to:  
College Park of Clermont Homeowners' Association, Inc.  
c/o Kate Gholson, Manager  
Sentry Management, Inc.  
1645 E. Highway 50  
Clermont, FL 34711-5124

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NOTICE OF RECORDING OF ARTICLES OF INCORPORATION OF COLLEGE PARK AT  
CLERMONT HOMEOWNERS' ASSOCIATION, INC. AND BYLAWS OF  
COLLEGE PARK OF CLERMONT HOMEOWNERS' ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

That on this 21 day of SEPTEMBER 2007, the undersigned, COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter the "Association"), pursuant to Florida Statutes and the DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF COLLEGE PARK, A SUBDIVISION IN LAKE COUNTY, FLORIDA, recorded in Official Records Book 1998, Page 0738, *et seq.*, of the Public Records of Lake County, Florida, as may be amended and/or restated from time to time, hereby gives notice of recording in the Public Records of Lake County, Florida, BYLAWS OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Bylaws") and the ARTICLES OF INCORPORATION OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Articles"). Copies of said Articles and Bylaws are attached hereto and by reference made a part hereof. Said Bylaws were ostensibly approved by the Board of Directors of the Association (hereinafter referred to as the "Board") at a Board meeting on August 15, 2001. Said Articles were ostensibly filed with the Florida Secretary of State on August 1, 2001.

While the Articles and Bylaws were properly and duly executed, and the Articles were duly filed with the Florida Secretary of State, the Articles and Bylaws were not recorded in the Public Records of Lake County, Florida. As the Association may amend the Articles and Bylaws in the future, and as Section 720.303(1), Florida Statutes, now requires that "... (a)fter October 1, 1995: the association must be incorporated and the initial governing documents must be recorded in the official records of the county in which the community is located.", the Articles and Bylaws are hereby being recorded in an effort to ensure that record title notice of the existing provisions which may be amended will exist and so that the context of changes which may be implemented will be self-evident in the public records. Additionally, the Association has endeavored to record same to provide record title notice of the validity, binding nature, and enforceability of the Articles and Bylaws.

The Association is a not-for-profit corporation created pursuant to Chapter 617, Florida Statutes and a homeowners association subject to Chapter 720, Florida Statutes. All terms and conditions of the Bylaws as incorporated herein shall remain in full force and effect.

IN WITNESS WHEREOF, COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. has caused this NOTICE OF RECORDING OF ARTICLES OF INCORPORATION OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. AND BYLAWS OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. to be executed in its name, this 21 day of SEPTEMBER, 2007.

Signed, sealed and delivered in the presence of:

COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC.

(Sign) Katherine Gholson By:

James Drakakis  
James Drakakis, President

(Print) KATHERINE GHOLSON

JAMES DRAKAKIS

(Sign) Fred Grant

(Print) FRED GHOLSON

(Sign) Fred Grant

Attest: Fred Grant  
Fred Grant, Secretary  
FRED GRANT

(Print) FRED GHOLSON

(Sign) Kate Ghols

(Print) KATE GHOLSON

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing NOTICE OF RECORDING OF ARTICLES OF INCORPORATION OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. AND BYLAWS OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. was acknowledged before me this 21 day of SEPTEMBER 2007, by James Drakakis, as President of COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who produced SELF as identification.



(Sign) Katherine L. Gholson  
(Print) KATHERINE L. GHOLSON  
NOTARY PUBLIC  
My Commission Expires: June 7, 2011

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing NOTICE OF RECORDING OF ARTICLES OF INCORPORATION OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. AND BYLAWS OF COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC. was acknowledged before me this 21 day of SEPTEMBER 2007, by Fred Grant, as Secretary of COLLEGE PARK AT CLERMONT HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who produced SELF as identification.



(Sign) Katherine L. Gholson  
(Print) KATHERINE L. GHOLSON  
NOTARY PUBLIC  
My Commission Expires: June 7, 2011

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
of  
**COLLEGE PARK OF CLERMONT HOMEOWNERS' ASSOCIATION, INC.**  
(a Florida Corporation Not for Profit)

We, the undersigned, acting as incorporators of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

**ARTICLE I**  
**NAME**

The name of the corporation is COLLEGE PARK OF CLERMONT HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association".

**ARTICLE II**  
**ADDRESS**

The street address of the initial principal office and the mailing address are the same as follows:

301 North US Highway 27, Ste. G  
Clermont, Florida 34711

**ARTICLE III**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for maintenance, preservation and architectural control of the residences and (Common Area) within that certain tract of property described as:

COLLEGE PARK, a subdivision in Lake County, Florida, according to the plat thereof recorded in in the Public Records of Lake County, Florida.

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. Exercise all 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 "Declaration" applicable to the property and recorded, or to be recorded, in the Office of the Clerk of the Circuit Court, Lake 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. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other

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expenses incidental to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

C. The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit 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.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

D. 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 VOTING RIGHTS

The Association shall have two classes of voting membership as follows:

CLASS A. The CLASS "A" MEMBER(S) shall be all Owners, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any residence, all such persons shall be members. The vote for such lot shall be exercised as the multiple owners may determine, but in no event shall more than one (1) vote be cast with respect to any one lot.

CLASS B. The CLASS "B" MEMBER(S) shall be the Declarant. The Class "B" member shall be entitled to exercise total voting control until the annual meeting following the event of the total number of lots in the subdivision being owned by individuals other than the developer, his agents or associates. Upon this even, Class "A" members may exercise voting rights. No lots owned by the developer, his agents or associates, shall be subject to any assessment until the annual meeting following purchase by others.

#### ARTICLE V BOARD OF DIRECTORS

The affairs of the Association will be managed by a Board consisting of not less than three (3), no more than five (5) directors. The number of directors may be changed by amendment of the ByLaws of the Association. The names and address of the persons who are to act in the capacity of directors until the selection of their successors are:

| <u>Name</u>       | <u>Address</u>  |
|-------------------|---|
| F. M. Gammon, Jr. | 301 North US Highway 27, Ste. G<br>Clermont, FL 34711 |
| Susan Northcutt.  | 301 North US Highway 27, Ste. G<br>Clermont, FL 34711 |
| Franklin Beaty .  | 301 North US Highway 27, Ste. G<br>Clermont, FL 34711 |

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At the first annual meeting and each meeting thereafter the members shall elect three (3) directors for a term of one (1) year each.

**ARTICLE VI**  
**ADDRESS OF INITIAL REGISTERED OFFICE AND  
NAME OF INITIAL REGISTERED AGENT**

The address of this Association's initial registered office in the State of Florida is 301 North US Highway 27, Ste. G, Clermont, Florida 34711. The name of this Association's initial registered agent at the above address is F.M. Gammon, Jr.

**ARTICLE VIII**  
**OFFICERS**

The initial officers of the Association shall be a president, vice president and secretary/treasurer. Such officers shall be elected or appointed at the first meeting of the Board of Directors following each Annual meeting of members.

The names of the officers who are to serve until the first election or appointment are:

F. M. Gammon, Jr. , President  
Franklin Beaty, Vice President  
Susan Northcutt, Secretary/Treasurer

**ARTICLE IX**  
**INCORPORATORS**

The names and addresses if the incorporators of these Articles of Incorporation are as follows:

F. M. Gammon, Jr.  
301 North US Highway 27, Ste. G  
Clermont, Florida 34711

**ARTICLE X**  
**BYLAWS**

The ByLaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded at any annual meeting of the association, or at any special meeting duly called for such purpose by a vote of a majority of a quorum of voting members present in person or by proxy, except that the initial ByLaws of the Association shall be made and adopted by the Board of Directors.

**ARTICLE XI**  
**EXISTENCE AND DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

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**ARTICLE XII**  
**AMENDMENTS**

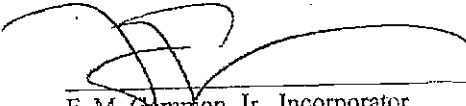
Amendments to the Articles of Incorporation may be proposed by any member of the Association at any annual meeting of the Association or at any special meeting duly called and held for such purpose on the affirmative vote of at least three-fourths (3/4) of the members eligible to vote.

**ARTICLE XIII**  
**DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, 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.

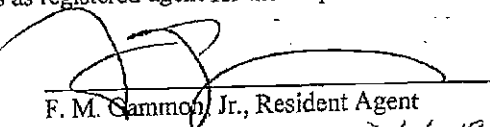
The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each Class of members. Upon dissolution of the Association, other than incidental to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public 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. This procedure shall be subject to court approval on dissolution pursuant to Section 617.05, Florida Statutes.

IN WITNESS WHEREOF, for the purpose 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 on this 19 day of July, 2001.

  
\_\_\_\_\_  
F. M. Gammon, Jr., Incorporator

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as registered agent, I hereby accept such appointment and I hereby am familiar with and accept the duties and responsibilities as registered agent for the corporation.

  
\_\_\_\_\_  
F. M. Gammon, Jr., Resident Agent

July 19, 2001

[Banyan\CollegePark\Articles]  
(July 11, 2001)

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