

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8877 • 342-8062 • Fax (850) 222-1222

NO0000001675

Lake Jovita Club Villas
Homeowners Association, Inc

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*****78.75 *****78.75

- Art of Inc. File Cert.
- LTD Partnership File
- Foreign Corp. File
- L.C. File
- Fictitious Name File
- Trade/Service Mark
- Merger File
- Art. of Amend. File
- RA Resignation
- Dissolution / Withdrawal
- Annual Report / Reinstatement
- Cert. Copy
- Photo Copy
- Certificate of Good Standing
- Certificate of Status
- Certificate of Fictitious Name
- Corp Record Search
- Officer Search
- Fictitious Search
- Fictitious Owner Search
- Vehicle Search
- Driving Record
- UCC 1 or 3 File
- UCC 11 Search
- UCC 11 Retrieval
- Courier

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 DEPARTMENT OF STATE
 DIVISION OF CORPORATIONS
 TALLAHASSEE, FLORIDA

Signature _____

Requested by:

cm 3/15 10:28

Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

T. SMITH MAR 15 2000

ARTICLES OF INCORPORATION
OF
LAKE JOVITA CLUB VILLAS HOMEOWNER'S ASSOCIATION, INC.
A NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation (called the association) is LAKE JOVITA CLUB VILLAS HOMEOWNER'S ASSOCIATION, INC.

ARTICLE II

The association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots within a certain subdivided tract of real property described as follows: All lots in Lake Jovita Golf and Country Club Phase One-C, and Phase One-D, as described in Plat Book 37, Pages 61 - 71 of the Public Records of Pasco County, Florida; and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the declaration) applicable to the property shown in the attached legal description(s);

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment

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thereof by any lawful means; and 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 on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written instrument of a majority of each class of members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of a majority of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

The street address of the initial registered office of the association and principal office of the corporation is 12330 Lake Jovita Boulevard, Dade City, Florida 33525, and the name of its initial registered agent at such address is ROY ~~A~~. GADDEY, JR.

ARTICLE VI

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 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 that is subject to assessment by the association.

ARTICLE VII

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

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, 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 such members may determine among themselves, but 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 the declarant; as such term is defined in the declaration, who shall be entitled to five (5) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE VIII

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in this Articles of Incorporation. The number of directors constituting the initial board of directors of the association is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Roy A. Gaddey, Jr.	29130 Bay Hollow Drive, Unit 3306 Wesley Chapel, Fl 33543
Billy Brown	33623 Dunne Road San Antonio, Fl 33543
Lorrie Glover	1441 Clear Glades Drive Wesley Chapel, Fl 33543

ARTICLE IX

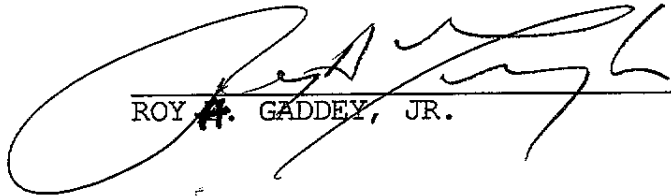
On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X

The name and street address of the incorporator is:

<u>Name</u>	<u>Address</u>
Roy A. Gaddey, Jr.	29130 Bay Hollow Drive, Unit 3306 Wesley Chapel, Fl 33543

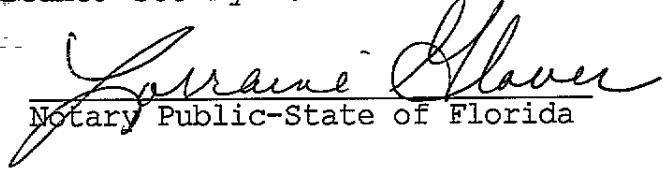
Executed this 6TH day of MARCH, 2000.


 ROY A. GADDEY, JR.

STATE OF FLORIDA
COUNTY OF PASCO

I do hereby certify that on March 6, 2000, personally appeared before me ROY A. GADDEY, JR., who is personally known to me or who has produced _____ as identification, and having each being first duly sworn, declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

In witness whereof I have hereunto set my hand and seal the day and year above written.


 Notary Public-State of Florida



LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS " LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE - C ". A REPLAT OF TRACT C-2 (FUTURE DEVELOPMENT TRACT) AS SHOWN ON THE PLAT OF LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE, AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT C-2, LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE, AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE EAST, A DISTANCE OF 850.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT C-2; THENCE SOUTH, A DISTANCE OF 130.60 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT C-2; THENCE WEST, A DISTANCE OF 850.00 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT C-2; THENCE NORTH, A DISTANCE OF 130.60 FEET, TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 2.55 ACRES MORE OR LESS.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

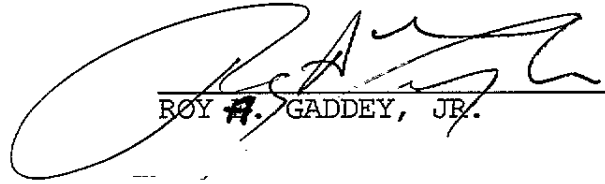
THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS " LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE - D ". A REPLAT OF TRACT C-1 (FUTURE DEVELOPMENT TRACT) AS SHOWN ON THE PLAT OF LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE, AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT C-1, LAKE JOVITA GOLF AND COUNTRY CLUB PHASE ONE, AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N. 34°18'54" E., A DISTANCE OF 305.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT C-1; THENCE S. 55°41'06" E., A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT C-1; THENCE S. 34°18'54" W., A DISTANCE OF 305.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C-1; THENCE N. 55°41'06" W., A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 0.81 ACRES MORE OR LESS.

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION**

ROY ~~A~~. GADDEY, JR., having been named as the registered agent for the above corporation for the purpose of accepting service of process at the registered office designated in the foregoing Articles, I hereby accept such appointment and acknowledged that I am familiar with and accept the obligations and responsibilities of such office as provided for in Florida Statutes 607.0505.



ROY ~~A~~. GADDEY, JR.

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