

ARTICLES OF INCORPORATION  
OF  
INTERLOCHEN

We, the undersigned, acting as incorporators of a non-profit 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 (hereinafter called the association) is INTERLOCHEN HOMEOWNERS ASSOCIATION.

ARTICLE II

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common areas within a certain subdivided tract of real property described as follows:

See "Exhibit A" Attached

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, Easements and Restrictions (the declaration) applicable to the subdivision recorded in the public records of Polk County, Florida, in Official Records Book 2767, at page 1739;

(b) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, 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 two-thirds 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 upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds 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 or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a non-profit 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 purposes set forth above. The activities of the association will be financed by assessments against members as provided in the declaration, and no part of any net earnings of the association will inure to the benefit of any member.

#### ARTICLE III

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, including contract sellers, but excluding persons or entities 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.

#### ARTICLE IV

The period of duration of the association shall be perpetual.

ARTICLE V

The name and residence address of each subscriber is:

<u>Name</u>	<u>Address</u>
Steven Lockhart	1157 Interlochen Blvd. Winter Haven, FL 33884
James Knierim	1001 E. Main St. Casey, IL 62420
Robert Cochonour	107 N.W. First St. Casey, IL 62420

ARTICLE VI

The affairs of the association shall be managed by a board of directors, a president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected 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 are:

<u>Name</u>	<u>Office</u>
Steven Lockhart	President
James Knierim	Vice-President
Robert Cochonour	Secretary-Treasurer

ARTICLE VII

The number of persons constituting the first board of directors of the association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

<u>Name</u>	<u>Office</u>
Steven Lockhart	1157 Interlochen Blvd. Winter Haven, FL 33884
James Knierim	1001 E. Main St. Casey, IL 62420
Robert Cochonour	107 N.W. First St. Casey, IL 62420

#### ARTICLE VIII

The bylaws of the association may be made, altered, or rescinded at any annual meeting of the association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds of each class of members existing at the time of and present at such meeting except that the initial bylaws of the association shall be made and adopted by the board of directors.

#### ARTICLE IX

Amendments to these articles of incorporation may be proposed by any member of the association. These articles may be amended at any annual meeting of the association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

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, 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 four (4) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE XI

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.

Executed at Winter Haven, Florida on May 10,  
1990.

Gene Tabak

Peter B. Cochran

James Kneiss

STATE OF FLORIDA

COUNTY OF POLK

Before me personally appeared STEVEN LOCKHART, JAMES KNIERIM  
and ROBERT COCHONOUR,  
to me well known and known to me to be the individuals described  
in and who executed the foregoing Articles of Incorporation, and  
they acknowledged before me that they executed the same for the  
purposes therein expressed.

WITNESS my hand and official seal at Winter Haven, Polk  
County, Florida, this 10<sup>th</sup> day of May, 1990.

*Debra A. Touchton*  
Notary Public, State of Florida  
My Commission Expires: 8-31-91