

**Articles of Incorporation
Lakevue Villas HOA Inc**

State of Florida



Department of State

I certify from the records of this office that LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on August 28, 2001.

The document number of this corporation is N01000006691.

I further certify that said corporation has paid all fees due this office through December 31, 2001, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twentieth day of September, 2001



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

August 28, 2001

HALIFAX MANAGEMENT COMPANY
PO BOX 4265
ORMOND BEACH, FL 32175

SUBJECT: LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W01000020010
Confirmation number: 300004559673 Pin Number: 9673

We received your online transmitted document. However, the document has not been filed for the following:

The registered agent must have a Florida street address. A post office box, personal mail box (PMB), or mail drop-box address is not acceptable.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

To make the necessary corrections and resubmit your filing, return to our website and access electronic filing, then online filing. Choose to update your request by using the confirmation number and the pin number listed above. For any questions concerning the website, please call 850-245-6939. **Please disregard this letter, if you have contacted our office and were advised how to correct your document online.**

If you have any further questions concerning your filing, please call (850) 245-6926.

Gina Bullock
Document Specialist
New Filing Section

Letter Number: 201A00048982

*Corrections made
9/20/01*



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

September 20, 2001

HALIFAX MANAGEMENT COMPANY
PO BOX 4265
ORMOND BEACH, FL 32175

The Articles of Incorporation for LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC. were filed on August 28, 2001 and assigned document number N0100006691. Please refer to this number whenever corresponding with this office regarding the above corporation. The certification you requested is enclosed.

PLEASE NOTE: COMPLIANCE WITH THE FOLLOWING PROCEDURES IS ESSENTIAL TO MAINTAINING YOUR CORPORATE STATUS. FAILURE TO DO SO MAY RESULT IN DISSOLUTION OF YOUR CORPORATION.

A CORPORATION ANNUAL REPORT/UNIFORM BUSINESS REPORT MUST BE FILED WITH THIS OFFICE BETWEEN JANUARY 1 AND MAY 1 OF EACH YEAR BEGINNING WITH THE CALENDAR YEAR FOLLOWING THE YEAR OF THE FILING DATE NOTED ABOVE AND EACH YEAR THEREAFTER. FAILURE TO FILE THE ANNUAL REPORT/UNIFORM BUSINESS REPORT ON TIME MAY RESULT IN ADMINISTRATIVE DISSOLUTION OF YOUR CORPORATION.

A FEDERAL EMPLOYER IDENTIFICATION (FEI) NUMBER MUST BE SHOWN ON THE ANNUAL REPORT/UNIFORM BUSINESS REPORT FORM PRIOR TO ITS FILING WITH THIS OFFICE. CONTACT THE INTERNAL REVENUE SERVICE TO RECEIVE THE FEI NUMBER IN TIME TO FILE THE ANNUAL REPORT/UNIFORM BUSINESS REPORT AT 1-800-829-3676 AND REQUEST FORM SS-4.

SHOULD YOUR CORPORATE MAILING ADDRESS CHANGE, YOU MUST NOTIFY THIS OFFICE IN WRITING, TO INSURE IMPORTANT MAILINGS SUCH AS THE ANNUAL REPORT/UNIFORM BUSINESS REPORT NOTICES REACH YOU.

Should you have any questions regarding corporations, please contact this office at the address given below.

Tracy Smith, Document Specialist
New Filing Section

Letter Number: 501A00052712

ARTICLE OF INCORPORATION

OF

LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of the laws of Florida regarding Non-Profit Corporations, the undersigned, 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 swear:

ARTICLE I

The name of the Corporation is LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC., hereafter sometimes called the Association.

ARTICLE II

The principal office of the Association is located at 295 North Nova Road, Ormond Beach, FL 32174, or at such other address as may be determined by the Board of Directors.

ARTICLE III

G. Larry Sims whose address is 501 North Grandview Ave., Daytona Beach, Florida 32118 is hereby appointed Registered Agent of this Corporation.

ARTICLE IV

The general nature of the business to be transacted is as follows:

a) To enforce the provisions appertaining to Lakevue Tract VI A and VI B subdivision contained in Declaration of Covenants and Restrictions of Lakevue Villas (The Declaration), as recorded in the Public Records of Volusia County, Florida;

b) To accomplish the foregoing purpose, the Corporation shall have all corporate powers permitted under Florida law.

ARTICLE V

MEMBERSHIP

Every person or entity who is the record owner of a fee or undivided fee interest in any lot which is subject to assessment by the Association, including contract sellers, shall be a member of 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 on any lot which 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 Declarant, as identified and 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 they determine, but in no event shall more than one vote be cast with respect to any one lot.

Class B. The Class B member(s) shall be the Declarant, and shall be entitled to three votes for each lot owned. The Class B Membership shall cease and be converted to Class A Membership at the happening of either of the following events, whichever occurs first:

- a) when the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership; or
- b) Date: December 31, 2000

ARTICLE VII

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, which shall be comprised of not less than three nor more than five directors, with the actual number of directors serving to be determined by the Board of Directors. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act as the first Board of Directors until their successors are chosen are as follows:

Scott Vanacore; Todd Vanacore; John Hinton, Jr.

ARTICLE VIII

DISSOLUTION

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

This corporation shall exist perpetually.

ARTICLE X

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

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B Membership, the following actions may

require the prior approval of the Federal Housing Administration or the Veteran's Administration before the Development will qualify for FHA/VA financing: acquisition of additional properties, mergers and consolidations, mortgaging of Common Areas, dedication of Common Areas, dissolution and amendment of these Articles.


ARTICLE XII

SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are:

1. Scott Vanacore
30 Manderly Lane
Ormond Beach, Fl 32174
2. Todd Vanacore
32 Manderly Lane
Ormond Beach, FL 32174
3. John Hinton, Jr.
4544 South Peninsula Drive
Ponce Inlet, Florida 32127

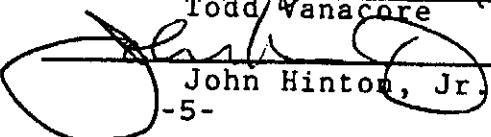
IN WITNESS WHEREOF, for the purposes of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, on this 23rd day of January, 1998.

X 

Scott Vanacore



Todd Vanacore



John Hinton, Jr.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

I HEREBY CERTIFY that upon this day, before me, the undersigned authority, personally appeared Scott Vanacore who is known to me ~~or who has produced~~ _____ as identification and who acknowledged before me that he subscribed to said instrument.

WITNESS my hand and seal in the County and State aforesaid, on this 23rd day of January, 1998.

Kathleen D. Blad

Notary Public



Kathleen D. Blad
MY COMMISSION # CC563440 EXPIRES
September 17, 2000
BONDED THRU TRUY FAIN INSURANCE, INC.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

I HEREBY CERTIFY that upon this day, before me, the undersigned authority, personally appeared Todd Vanacore who is known to me ~~or who has produced~~ _____ as identification and who acknowledged before me that he subscribed to said instrument.

WITNESS my hand and seal in the County and State aforesaid, on this 23rd day of January, 1998.

Kathleen D. Blad

Notary Public



Kathleen D. Blad
MY COMMISSION # CC563440 EXPIRES
September 17, 2000
BONDED THRU TRUY FAIN INSURANCE, INC.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

I HEREBY CERTIFY that upon this day, before me, the undersigned authority, personally appeared Todd Vanacore who is known to me or ~~who has produced~~ _____ as identification and who acknowledged before me that he subscribed to said instrument.

WITNESS my hand and seal in the County and State aforesaid, on this 23rd day of January, 1998.

Kathleen D. Blad

Notary Public



Kathleen D. Blad
MY COMMISSION # CC563440 EXPIRES
September 17, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

I HEREBY CERTIFY that upon this day, before me, the undersigned authority, personally appeared John Hinton, Jr. who is known to me or ~~or who has produced~~ _____ as identification and who acknowledged before me that he subscribed to said instrument.

WITNESS my hand and seal in the County and State aforesaid, on this 23rd day of January, 1998.

Kathleen D. Blad

Notary Public



Kathleen D. Blad
MY COMMISSION # CC563440 EXPIRES
September 17, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

The undersigned having been name to accept service of process for the above named corporation, at the place designated in Article III of the Articles of Incorporation, hereby accepts to act in this

capacity and agrees to comply with the provisions of Section
48.091, Florida Statutes, relative to keeping open said office.

A handwritten signature in cursive script, appearing to read "G. Larry Sims", is written over a horizontal dashed line.

G. Larry Sims