

Landstar ★ Homes®

CENTRAL FLORIDA DEVELOPMENT DIVISION
120 FAIRWAY WOODS BOULEVARD, ORLANDO, FLORIDA 32824-9026
(407) 240-0044 --- FAX (407) 857-2267

RECEIVED
AUG - 7 1995

MEMORANDUM

TO: Ms. Sherie Morehous
FROM: Candice Hawks *Candice*
DATE: July 31, 1995
SUBJ: Chapman Groves Homeowners' Association, Inc.

File No. 95-066

Enclosed per your request please find a copy of the filed Articles of Incorporation and a copy of the executed By-Laws for Chapman Groves Homeowners' Association, Inc. The Federal Tax Identification No. is 59-3291559. Should you need any additional information please let me know.

In addition, there have been no funds collected with regards to closings. It is my understanding the funds will be upon delivery of the homes sometime next month. I will have Colleen Bringman of our closing department forward any closing information to you.

XC) B Phillips
8-11-95



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

September 16, 1994

MILDRED CROWDER
799 BRICKELL PLAZA
SUITE 900
MIAMI, FL 33131

The Articles of Incorporation for THE CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC. were filed on September 12, 1994, and assigned document number N94000004565. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested.

A corporation annual report will be due this office between January 1 and May 1 of the year following the calendar year of the file date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

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

Nancy Hendricks
Corporate Specialist
New Filings Section
Division of Corporations

Letter Number: 094A00041777

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, filed on September 12, 1994, as shown by the records of this office.

The document number of this corporation is N94000004565.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixteenth day of September, 1994



CR2EO22 (2-91)

Jim Smith
Secretary of State

Prepared by and recorded
copies to:
Rosa Eckstein, Esq.
WEISENFELD & ASSOCIATES, P.A.
799 Brickell Plaza, Suite 900
Miami, Florida 33131

FILED

1994 SEP 12 PM 3:50

ARTICLES OF INCORPORATION OF THE CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the corporation is THE CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, hereinafter referred to as the "Corporation" or "Association". The principal place of business and the mailing address of this Corporation is 120 Fairway Woods Boulevard, Orlando, Florida 32824.

ARTICLE II - EXISTENCE

This Association shall have perpetual existence unless dissolved in accordance with the terms of these Articles of Incorporation.

ARTICLE III - PURPOSES

The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for the enforcement of the Declaration of Covenants and Restrictions for Chapman Groves (the "Declaration") and any amendments thereto which subject additional property to the Declaration, and to provide for the maintenance and preservation of the Common Area as that term is defined in the Declaration, and to operate and maintain the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Water Management District Permit No. 40-117-0194 and assist in the enforcement of the restrictions and covenants contained therein. The Association shall levy and collect adequate assessments from members of the Association for the cost of maintenance and operation of the Surface Water or Stormwater Management System which shall include, but not be limited to, the retention areas, drainage structures, and drainage easements.

ARTICLE IV - MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Lot, as that term is defined in the Declaration, which is subject to assessment by the Association, shall automatically be a member of the Association upon the recordation in the Public Records of Seminole County, Florida, of the deed or other instrument establishing the acquisition and designating the Lot affected thereby. 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 which is subject to assessment by the Association. Such membership shall

automatically terminate when such person or entity is no longer the record Owner of a Lot.

ARTICLE V - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 799 Brickell Plaza, Suite 900, Miami, FL 33131, and the name of the initial Registered Agent of this corporation at such address is Joseph J. Weisenfeld.

ARTICLE VI- INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Morris A. Williams, Jr.	120 Fairway Woods Boulevard Orlando, Florida 32824

ARTICLE VII - BOARD OF DIRECTORS

The names and addresses of the persons who constitute the initial Board of Directors, until the selection and qualification of their successors, are:

Carl Palmisciano	120 Fairway Woods Boulevard Orlando, Florida 32824
Charles D. O'Hara	120 Fairway Woods Boulevard Orlando, Florida 32824
Morris A. Williams, Jr.	120 Fairway Woods Boulevard Orlando, Florida 32824

The Directors of the Corporation shall be elected as provided in the Bylaws.

ARTICLE VIII - DISSOLUTION

The Association may be dissolved no sooner than thirty (30) years from the date of incorporation with the assent given in writing and signed by not less than three-fourths (3/4) of the vote of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any corporation not for profit, association, trust, public agency or other organization provided that it is to be used for purposes similar to those for which this Association was created, and the Association shall be dissolved in accordance with law. Additionally, in the event of termination, dissolution or final

C. The date of the adoption of the amendment by the members or by the Board of Directors when no members have been admitted.

The Articles of Amendment shall be delivered to the Department of State. If the Department of State finds that the Articles of Amendment conform to law, it shall, when all fees and taxes have been paid as prescribed in this chapter, file the Articles of Amendment as required by law.

ARTICLE X - HUD AND VA APPROVAL

For so long as there is a Class B membership, as that term is defined in the Declaration, the following actions will require the approval of the Department of Housing and Urban Development or the Veterans Administration if any mortgage encumbering a Lot is guaranteed or insured by either such agency: (a) annexation of additional properties; (b) mergers and consolidations; (c) mortgaging or dedication of Common Area and (d) dissolution or amendment of these Articles. Such approval, however, shall not be required where the amendment is made to correct errors, omissions or conflicts or is required by any institutional lender so that such lender will make, insure or guarantee mortgage loans encumbering the Lots, or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to Declarant or to the Association within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the Laws of the State of Florida, I, the undersigned, constituting the subscriber and incorporator of this Association, have executed these Articles of Incorporation for The Chapman Groves Homeowners' Association, Inc. on this 18 day of August, 1994.

Signed, sealed and delivered
in the presence of:

Tina M. Ring

Tina M. Ring

Print or Type Name

Chuck O'Hara

Chuck O'Hara

Print or Type Name

Morris A. Williams, Jr. (SEAL)
MORRIS A. WILLIAMS, JR.

STATE OF FLORIDA)
COUNTY OF Orange)

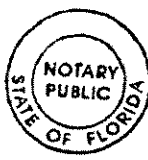
The foregoing instrument was acknowledged before me this 18 day of August, 1994, by Morris A. Williams, Jr., who is personally known to me ~~or who has produced~~ as ~~identification.~~

Tina M. Ring
Notary Public, State of Florida
at Large

Tina M. Ring
Type or Stamp Name of Notary

[NOTARIAL SEAL]

My Commission Expires:

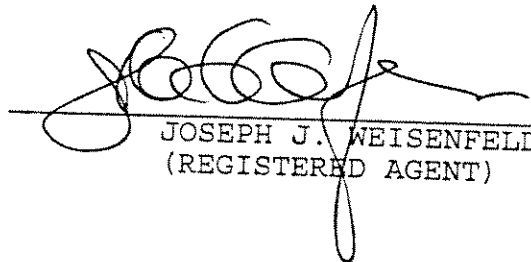
 TINA M. RING
My Comm Exp. 10-4-97
Bonded By Service Ins
No. CC368389
☒ Personally Known ☐ Other I. D.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED

IN COMPLIANCE WITH FLORIDA LAW, THE FOLLOWING IS SUBMITTED:

THAT THE CHAPMAN GROVES HOMEOWNERS' ASSOCIATION, INC.,
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 120 FAIRWAY WOODS
BOULEVARD, ORLANDO, FLORIDA 32824, HAS NAMED JOSEPH J. WEISENFELD
AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.


JOSEPH J. WEISENFELD
(REGISTERED AGENT)

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1994 SEP 12 PM 3:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA