

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on March 22, 1984, as shown by the records of this office.

The chapter number of this corporation is N02116.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
23rd day of March, 1984.



A handwritten signature in cursive script, appearing to read "George Firestone".

George Firestone  
Secretary of State



MAR 26 1984

FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

D.W. McKinnon, Director  
Division of Corporations  
904/488-9636

Mrs. Nettie Sims, Chief  
Bureau of Corporate Records  
904/488-9383

March 23, 1984

Graham, Marlowe & Appleton  
Attorneys at Law  
P.O. Drawer 1690  
Winter Park, FL 32790

Dear Mr. Clark:

The Articles of Incorporation for LIME TREE VILLAGE  
COMMUNITY CLUB ASSOCIATION, INC. were filed on  
March 22, 1984, and assigned charter number N02116. Your  
check for \$38.00 covering the various fees has been received.

Enclosed is a certified copy of the articles.

Should you have any questions regarding this matter, please  
telephone (904) 488-9005, the Non-Profit Filing Section.

Sincerely,

D. W. McKinnon, Director  
Division of Corporations

DWM:th

**ARTICLES OF INCORPORATION OF  
LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC.  
(A corporation not for profit)**

The undersigned subscribers and directors hereby file the Articles of Incorporation of Lime Tree Village Community Club Association, Inc. LTVCCA, pursuant to F.S. 617.02.

**ARTICLE I**

The name of the Corporation shall be LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC. hereinafter referred to as "Club Association", and shall have as its mailing address 5301 Gateway Avenue, Orlando, Florida 32821.

**ARTICLE II**

The purpose for which the Corporation is organized is to promote the recreation, health, safety and welfare of residents and operate the recreational facilities not for profit but solely for the mutual advantages of the members, and to present a unified effort to the members in protecting the value of the property of the members in LIME TREE VILLAGE COMMUNITY CLUB ASSO. INC., Orange County, Florida; and to engage in such other activities as may be to the mutual benefit of the owners of the property in LIME TREE VILLAGE, according to the plat thereof recorded in Plat Book 7, pages 72-74, of the Public Records of Orange County, Florida, and LIME TREE VILLAGE REPLAT, according to the Plat thereof as recorded in Plat Book 8, Page 35, of the Public Records of Orange County, Florida, hereinafter referred to as the "Property".

In addition to the powers otherwise provided by law, the corporation shall have the power to:

- (1) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Club Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded in the Official Records Book 2959, Page 1427, Public Records of Orange 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;
- (2) As provided in the Bylaws, to fix, levy, collect and enforce payment by any lawful means, all charges or dues pursuant to the terms of the Declaration, or any Membership Agreement for the purpose of promoting the recreation, health, safety and welfare of the Members of the Club Association to pay all expenses in connection therewith and all office and other expenses incident to the business of the Club Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Club Association, and including, but not limited to the following:
  - A. Payment of operating expenses of the Club Association;
  - B. Lighting, improvement and beautification of the Recreation Facilities, including buildings, access ways and easement areas, and the acquisition, maintenance, repair and replacement of directional markers and signs, and costs of controlling and regulating traffic on the access ways;

C. Garbage collection and trash and rubbish removal for the Club, but only when and to the extent specifically authorized by the Club Association;

D. Providing police protection, night watchmen, guard and gate services, but only when and to the extent specifically authorized by the Club Association;

E. Repayment of deficits incurred by the Club Association, in any, in making capital improvements to or upon the Recreation Facilities, and/or in furnishing the services and facilities provided herein to or for the Members of the Club Association;

F. Repayment of funds and interest thereon, which have been or may be borrowed by the Club Association for any of the aforesaid purposes;

G. Doing any other thing necessary or desirable, in the judgment of the Club Association, to keep the Recreation Facilities neat and attractive or to preserve or enhance the value of the Recreation Facilities, or to eliminate fire, health, or safety hazards or, which in the judgment of the Club Association, may be of general benefit to the Members;

H. Providing lawn maintenance services to the members of the Club Association including operation of fresh water sprinkler systems, but only when and to the extent, and upon terms specifically authorized by the Club Association;

I. Enforce by any appropriate means, including the bringing of court action, any and all covenants, restrictions and agreements applicable to the Property;

J. Own, lease, acquire, build, operate and maintain the Recreation Facilities including roads, recreation parks, playgrounds, swimming pools, golf courses, commons, streets, footways, including buildings, structures, personal property incident thereto;

K. Contracting for and employing persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Club Association, and the Recreation Facilities.

(3) Borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(4) Dedicate, or transfer all of the property owned by the Club Association to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, as evidenced by an instrument that has been signed by two-thirds (2/3) of the members, agreeing to such dedication, or transfer; and such transfer shall be only as authorized in the "Declaration."

(5) Participate in mergers and consolidations with other nonprofit organizations organized for the same purposes or annex additional residential property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members.

(6) Have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by Law may now or hereafter have or exercise.

### ARTICLE III

Every person or entity who is a record Owner of a fee simple or undivided fee simple interest in any lot in the Property shall be eligible to become a Member of the Club Association, and shall become a Member of the Club Association, upon execution and delivery of the form of membership association prescribed by the Association and payment of the membership fees prescribed therein, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a Member.

### ARTICLE IV

This corporation shall have perpetual existence.

### ARTICLE V

The names of the persons constituting the First Board of Directors and who will serve until the first election are:

Sol Gruber

Bernie MacKell

Patrick Devine

Matt Siegel

Clyde Gabler

### ARTICLE VI

The business and affairs of the Corporation shall be managed by a Board of Directors of not less than five (5) nor more than nine (9), who shall be elected annually. The Board of Directors shall consist of the following officers: President; 1st Vice President; 2nd Vice President; 3rd Vice President; 4th Vice President; 5th Vice President; 6th Vice President; Secretary; and Treasurer.

The duties of the officers shall be prescribed by the By-Laws of the Corporation.

Liability-The Board of Directors shall not be liable to the membership for any mistake of judgment or otherwise, and shall only be liable for their own individual misconduct or bad faith.

Indemnification-The Board of Directors of the Club will be protected against legal action to compensate for damage, loss or expense by any member, guest or the public by an adequate and proper insurance policy of indemnity.

### ARTICLE VII

The By-Laws of the Association shall be adopted by the first Board of Directors. Thereafter, the By-Laws may be amended at a regular or special meeting of the members, by a vote of 2/3 of a majority of a quorum of members present in person or by proxy.

ARTICLE VIII

The names and residences of the subscribers hereto are as follows:

- Sol Gruber 10406 Kingsbrook Lane, Orlando, FL 32821
- Bernie Mackell 10321 Kingsbrook Lane, Orlando, FL 32821
- Matt Siegel 10142 Donhill Court, Orlando, FL 32821
- Patrick Devine 5350 Twine Street, Orlando, FL 32821
- Clyde W. Gabler 10623 Deergrass Lane, Orlando, FL 32821

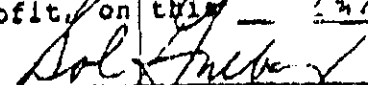


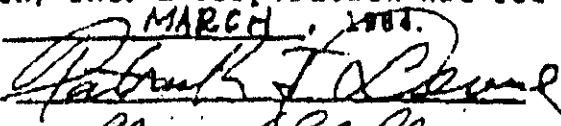

ARTICLE IX

Amendments to the Articles of Incorporation may be proposed by ten percent (10%) of the membership and adopted by a two-thirds (2/3) vote of the membership as provided in the By-Laws.

ARTICLE X

The Club Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

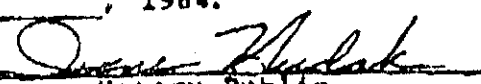
IN WITNESS WHEREOF the undersigned have subscribed their names respectively to the Articles of Incorporation of, LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC. a corporation not for profit, on this 2nd day of MARCH, 1984.

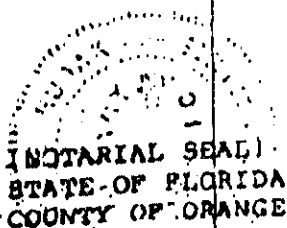
  
  

  


STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, Notary Public authorized to take acknowledgments in the State of Florida, County set forth above, personally appeared CLYDE W. GABLER, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 5th day of MARCH, 1984.

  
 Notary Public  
 My Commission Expires:



NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAR 29 1985  
BONDED THRU CAPITAL TRUST, ORLANDO, FLORIDA

CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED AGENT

LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC.

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

1. LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC., a Corporation Not-For-Profit, desiring to organize under and in accordance with laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, at 5303 Gateway Ave. Orlando, Florida 32821, has named Scott D. Clark, whose business office is located at 369 North New York Ave., Winter Park, Florida 32790, County of Orange, State of Florida, its Registered Agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been designated as the Registered Agent for LIME TREE VILLAGE COMMUNITY CLUB ASSOCIATION, INC., I hereby accept the designation and agree to act as the Registered Agent of said corporation.

By: Scott D. Clark  
Scott D. Clark

Dated: MARCH 13, 1984

RECEIVED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
MAY 13 1984

FILED