

OF

LOST LAKES CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporators by these Articles of Incorporation (hereinafter "Articles") associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida and adopt the following Articles:

ARTICLE I

The name of the proposed corporation shall be:

LOST LAKES CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The purposes and objects of the LOST LAKES CONDOMINIUM ASSOCIATION, INC. (hereinafter "Association") shall be the maintenance, management and operation of all of the condominium properties of LOST LAKES, A CONDOMINIUM (hereinafter "Condominium"), a condominium to be established in accordance with the laws of the State of Florida, and to undertake the performance of acts and duties incident to the maintenance, management and operation of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in the Articles and which may be contained in the formal Declaration of Condominium (hereinafter "Declaration"), which will be recorded among the public records of Brevard County, Florida. The Association shall be conducted as an organization not for profit for the benefit of its members.

ARTICLE III

The Association shall have all of the powers and privileges granted to corporations not for profit under the law pursuant to which the Association is chartered and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida, including Chapter 718 of the Florida Statutes, as

amended from time to time, as well as those set forth in the By-Laws of the Association, the Declaration and these Articles.

#### ARTICLE IV

The qualifications of the members, the manner of their admission to membership and termination of such membership, and the voting rights of members shall be as provided in the By-Laws.

#### ARTICLE V

The Association shall have perpetual existence.

#### ARTICLE VI

The principal office of the Association shall be located at 5570 State Road 524, Cocoa, Florida 32926; however, the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors of the Association (hereinafter "Board").

#### ARTICLE VII

The affairs of the Association shall be managed by a president, a secretary and a treasurer of the Association and such additional officers as the Board may deem appropriate.

The names and addresses of the officers of the Association who shall serve until their successors are selected or elected in the manner provided in the By-Laws are as follows:

Carey Pritchett, President  
2484 Newfound Harbor Drive  
Merritt Island, Florida 32952

Robert Murray, Vice President  
550 East Garfield, #204  
Cocoa Beach, Florida 32931

R. Steve Gray, Secretary/Treasurer  
2476 Kingsmill Avenue  
Melbourne, Florida 32935

#### ARTICLE VIII

The number of members of the first Board shall be three (3). The number of members of succeeding Boards shall be as provided from time to time by the By-Laws. The members of the Board shall be elected or selected in the manner provided in the By-Laws.

ARTICLE IX

The names and mailing addresses of the members of the first Board, who shall hold office for the first year of the Association's existence, or until their successors are elected or selected pursuant to the provisions of these Articles, the By-Laws, and the laws of the State of Florida, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Carey Pritchett	2484 Newfound Harbor Drive Merritt Island, Florida 32952
Robert Murray	550 East Garfield, #204 Cocoa Beach, Florida 32931
R. Steve Gray	2476 Kingsmill Avenue Melbourne, Florida 32935

ARTICLE X

The name and address of the incorporator of the Association is as follows:

R. Steve Gray  
2476 Kingsmill Avenue  
Melbourne, Florida 32935

ARTICLE XI

The initial By-Laws shall be adopted by a majority vote of the members of the first Board present at the first meeting of said Board at which a quorum is present, and thereafter such By-Laws may be altered or rescinded only in the manner provided therein.

ARTICLE XII

The Association being formed hereby has named R. STEVE GRAY as the initial resident agent of the Association. The street address of the initial registered office of the Association is 5580 State Road 524, Cocoa, Florida 32926.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal this \_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_  
R. STEVE GRAY (SEAL)

("Incorporator")

STATE OF FLORIDA :  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, personally appeared R. STEVE GRAY, who acknowledged that he executed the foregoing

Articles for the purposes therein expressed, this \_\_\_\_ day of \_\_\_\_\_, 1989.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

OFF. REC.

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

In compliance with Section 48.091, Fla. Stat. (1981), the following is submitted:

That LOST LAKES CONDOMINIUM ASSOCIATION, INC. (hereinafter "Corporation"), desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 5570 State Road 524, Cocoa, Florida 32926, County of Brevard, State of Florida, has named R. STEVE GRAY, located at \_\_\_\_\_, County of Brevard, State of Florida, as its agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for Corporation, at the place designated in this certificate, the undersigned agrees to act in this capacity and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

\_\_\_\_\_  
R. STEVE GRAY

("Registered Agent")

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
LOST LAKES CONDOMINIUM ASSOCIATION, INC.

Pursuant to Chapter 617, Florida Statutes (1991), of the Florida Not-for-Profit Corporation Act, the undersigned Corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the Corporation is Lost Lakes Condominium Association, Inc., pursuant to the Declaration of Condominium of Lost Lakes, a Condominium, as recorded at Official Records Book 3001, Page 3047; and amended by First Amendment at O.R. Book 3008, Page 2647; by Second Amendment at O.R. Book 3023, Page 3767 (re-recorded at O.R. Book 3026, Page 2074 to show notary signature); by Third Amendment at O.R. Book 3037, Page 0407; by Fourth Amendment at O.R. Book 3129, Page 3314; by Fifth Amendment at O.R. Book 3207, Page 3528; and by Sixth Amendment at O.R. Book 3207, Page 3531; of the Public Records of Brevard County, Florida.

2. The following amendments of the Articles of Incorporation were adopted by the members and Board of Directors of the Corporation, in the manner prescribed by the Florida Not-for-Profit Corporation Act. Article XIII was added as follows:

ARTICLE XIII

1. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit No. 4-009-0333 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

2. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

3. The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems, including, but not limited to, work within retention areas, drainage structures and drainage easements.

4. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the

transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

3. The remaining provisions of the Articles of Incorporation are hereby ratified and confirmed in all respects not inconsistent with this Amendment.

Dated this 2 day of June, 1992.

LOST LAKES CONDOMINIUM  
ASSOCIATION, INC.

(CORPORATE SEAL)

By: Beverly Crockett  
Beverly Crockett, President

Attest: Dorothy Adams  
Dorothy Adams, Secretary