

ARTICLES OF INCORPORATION

OF

CHATEAUX DU LAC CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617 Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation shall be Chateaux du Lac Condominium Association, Inc., which corporation shall hereafter be referred to as the Association.

ARTICLE II

Purpose

The purpose for which the Association is organized is to provide an entity pursuant to Section 711.12 of the Florida Condominium Act, which is Chapter 711, Florida Statutes, for the operation of Chateaux du Lac, a condominium located in Orange County, Florida, on real property, more particularly described on Schedule A attached hereto.

ARTICLE III

Powers

The powers of the Association shall include, and shall be limited by, the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit under the Laws of Florida which are not in conflict with the terms of these Articles.

2. The Association shall have all the powers and duties set forth in the Florida Condominium Act, except as limited by these Articles and the Chateaux du Lac Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium as set forth in said declaration, including but not limited to the following:

(a) To make and collect assessments against members Of the Association to defray the costs, expenses and losses of the condominium.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To buy or lease both real and personal property for condominium use, and to sell or otherwise dispose of property so acquired.

(d) To undertake the maintenance, repair, replacement and operation of the condominium property, or property leased by the Association for condominium use.

(e) To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.

(f) To reconstruct the condominium improvements after casualty and construct further improvements of the condominium property, as needed.

(g) To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that after the first election of directors by the members of the Association, all such regulations and amendments thereto shall be approved by a majority of the votes of the entire membership of the Association before such shall become effective.

(h) To approve, or disapprove, the transfer, mortgage, leasing, possession and ownership of apartments as may be provided by the Declaration of Condominium and the By-laws

(i) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles of Incorporation, the By-laws of the Association and the rule and regulations for the use of the property in the condominium.

(j) To contract for the management of the condominium properties, and to delegate such management duties to a qualified person, firm, or corporation, as to all powers and duties; of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.

(k) To contract for the management and operation of portions of the common elements susceptible in separate management and operation, and to lease the same.

(l) To employ personnel necessary to perform the services required for proper operation of the condominium.

3. All funds and the titles to all properties acquired by the Association and proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of incorporation and the By-laws.

4. The Association shall make no distribution of its income to its members, directors or officers.

5. The powers of the Association shall be subject to and shall be exercised in accordance with, the provisions of the Declaration of Condominium and the By-laws.

6. The Association shall have the power to purchase a condominium unit in the condominium and to hold, lease, mortgage and convey the same.

ARTICLE IV Members

1. The members of the Association shall consist of all the record owners of condominium units in the condominium, and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

2. After approval of the Association required by the Declaration of Condominium, transfer of membership in the Association shall be established by the recording in the Public Records of Orange County, Florida, a deed or other instrument establishing a record title to an apartment in the condominium property and the delivery to the Association of a certified copy of such instrument; the owner or owners designated by such instrument thereby becoming a member or members of the Association. The membership in the Association of the prior owner or owners shall be thereby terminated.

3. The share of a member in the funds and assets of the Association can not be assigned, hypothecated or transferred in any manner except as an appurtenance to his or her apartment.

4. The owner of each apartment shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of an apartment and the manner of exercising voting rights shall be determined by the By-laws Of the Association.

ARTICLE V Directors

1. The affairs of the Association will be managed by a Board consisting of the number of Directors as shall be determined by the By-laws of the Association, but shall be not less than three in number. In the absence of a determination as to the number of members, the Board of Directors shall consist of three Directors. Directors need not be members of the Association.

2. The Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-laws. Directors may be removed, and vacancies on the Board of Directors shall be filled, in the manner provided by: the By-laws.

3. The first election of Directors by the membership of the Association shall not be held until after the closing) of the sales of all of the apartments of the condominium by the Developers, or until Developers elect to terminate their control of the condominium, or until after December 31, 1974, whichever shall first occur.

4. The Directors herein named shall serve until the first election of Directors by the Association members, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

5. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Name	Address
J. Edward Greaves	3238 Clemwood Drive Orlando, Florida
Harold B. Snyder	706 Michigan Avenue Kenilworth, New Jersey
Sr. Sam H. Lewis	Apt, C-203 4328 Edgewater Drive Orlando, Florida

ARTICLE VI
Officers

The affairs of the Association shall be administered by the Officers named in these Articles of Incorporation until they are removed or their successors are elected. After the first election of Directors by the membership of the Association, the Officers shall be elected by the Board of Directors, which Officers shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors elected by the membership of the Association are as follows:

Name and Address	Office
J. Edward Greaves 3238 Clemwood Drive Orlando, Florida	President
Harold B. Snyder, Sr. 706 Michigan Avenue Kenilworth, New Jersey	Vice President
Gonda Willey 1500 Gay Road	Secretary-Treasurer

ARTICLE VII
Indemnification

Every Director, and every Officer of the Association, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by, or imposed upon him, in connection with any proceeding or any settlement of any proceeding to which he may be a party, or in which he may become involved, by reason of his being, or having been, a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases when the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement being for the best interests of the Association. The foregoing right of indemnification, shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE VIII
By-laws

The first By-laws of the Association shall be adopted by the Board of Directors named herein, and may be altered, amended or rescinded in the manner provided by the By-laws.

ARTICLE IX
Amendments

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.
2. A resolution approving a proposed amendment may be proposed by either the Board of Directors, or by any one or more members of the Association. Directors and members not present in person, or by proxy, at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary of the Association at, or prior to, the meeting. Except as elsewhere provided:
 - (a) Such approval must be by not less than two-thirds of the entire membership of the Board of Directors, and by not less than 75% of the Votes of the entire membership of the Association; or.
 - (b) Not less than 80% or the votes of the entire membership of the Association; or
 - (c) Until the first election of the Board of Directors, only by all of the Directors.
3. No amendment shall make any changes in the qualifications for members or in the voting rights of members, or any change in paragraphs 3, 4 or 6 of ARTICLE III hereof, without approval in writing by all the members.
4. A copy of each amendment to the Articles of Incorporation as approved shall be accepted and certified by the Secretary of State and recorded in the Public Records of Orange County, Florida.

ARTICLE X
Term

The term of the Association shall be perpetual unless the Association is terminated sooner by unanimous action of its members.

ARTICLE XI
Principal Office

The principal office of the Association shall be located at 1500 Gay Road, Winter Park; Florida, but the Association may change the location and address of such principal office from time to time by action of its Board of Directors without amendment of the Articles of Incorporation.

ARTICLE XII
Subscribers

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

Name	Address
J. Edward Greaves	3283 Clemwood Drive Orlando, Florida
Sam H. Lewis	Apt. C-203 4328 Edgewater Drive Orlando, Florida
Gonda Willey	1500 Gay Road Winter Park, Florida

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures this 19th day of May, 1972.

Witnesses:

<u>Robert W. Wilson</u>	
<u>Mary H. Greaves</u>	<u>J. Edward Greaves</u> J. Edward Greaves
<u>Robert W. Wilson</u>	
<u>Mary H. Greaves</u>	<u>Sam H. Lewis</u> Sam H. Lewis
<u>Robert W. Wilson</u>	
<u>Mary H. Greaves</u>	<u>Gonda Willey</u> Gonda Willey

STATE OF FLORIDA)
) SS;
COUNTY OF ORANGE)

Before me, the undersigned authority, on this day personally appeared J. Edward Greaves, Sam H. Lewis and Gonda Willey, who, being duly sworn, acknowledged the execution of the foregoing Articles of Incorporation of Chateaux du Lac Condominium Association, Inc. for the purposes expressed in such Articles.

Witness my signature and official seal at Orlando in the State and County last aforesaid, this 19th day of May, 1972

(NOTARIAL SEAL)

Robert W. Wilson
Notary Public

My commission expires:
Notary Public State of Florida at LARGO.
My Commission Expires Aug. 10, 1975

EXHIBIT A

All that certain real property located in Orange County, Florida, more particularly described as follows:

TRACT 1: From the Northeast comer of Block E, KILLAMEY SHORES, INC., according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, run North 0033 West 30.0 feet; thence East 30.0 feet to a point of beginning; run thence South 0033s East 322.72 feet, thence West 30.0 feet, thence South 0033' East 206.36 feet; thence West 514.50 feet, thence North 0033' West 451.45 feet; thence South 60°28'33" East 298.01 feet; thence North 29°31'27" East 258.01 feet; thence East 157.30 feet to the Point of Beginning.

TRACT 2: From the Northeast comer of Block E, KILLAMEY SHORES, INC. according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida; Run East 30.0 feet, thence North 0033' West 30.0 feet to a Point of Beginning; run thence West 157.30 feet; thence North 29031127" East 122.44 feet; thence South 40041' East 1.35 feet to the Point of Curvature of a curve concave North easterly having a radius of 389.26 feet, and a central angle of 18°32'10", run thence Southeasterly along the arc of said curve 125.91 feet; run thence South 0033' East 24.85 feet to the Point of Beginning.

TRACT 3: The East 50 feet of the South 50 feet and the Southwesterly 12 feet of the following: Begin at the Northwest comer of Block E, KILLAMEY SHORES, INC., according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, thence with an extension of the Westerly line of said Block E, run North 0° 33' West 259.80 feet to the Southerly right of-way line of Gay Road, run thence along said right-of-way line South 88014156" East 204.77 .feet, to the P .0 . of a curve concave Southerly having a radius of 336.56 feet, and a central angle of 47°33'56" run thence Southeasterly along the arc of said curve 279.40 feet to the P.T. thence South 29031127" West 380.45 feet, thence North 60028133 West 298.01 feet, thence North 0033' West 47.63 feet to the Point of Beginning.

See next page for photo scan of this page of Exhibit A.

SCANNING NOTE:

This Chateaux du Lac Condominium **Articles of Incorporation** document was scanned during March 2012. Omni page Optical Character Recognition software was used to scan the text. Signatures were photo scanned into document from office file copy. Document was scanned to MS Word, and converted to a locked PDF file.

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EXHIBIT A

All that certain real property located in Orange County, Florida, more particularly described as follows:

TRACT 1: From the Northeast corner of Block E, KILLARNEY SHORES, INC., according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, run North 0°33' West 30.0 feet; thence East 30.0 feet to a point of beginning; run thence South 0°13' East 323.72 feet, thence West 30.0 feet, thence South 0°13' East 206.36 feet; thence West 514.50 feet, thence North 0°13' West 451.45 feet; thence South 60°28'33" East 298.01 feet; thence North 29°31'27" East 250.01 feet; thence East 157.30 feet to the Point of Beginning.

TRACT 2: From the Northeast corner of Block E, KILLARNEY SHORES, INC., according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida; run East 30.0 feet, thence North 0°33' West 30.0 feet to a Point of Beginning; run thence West 157.30 feet; thence North 29°31'27" East 122.44 feet; thence South 40°41' East 1.35 feet to the Point of Curvature of a curve concave Northeasterly having a radius of 389.26 feet, and a central angle of 18°12'0", run thence Southeasterly along the arc of said curve 125.81 feet; run thence South 0°33' East 24.83 feet to the Point of Beginning.

TRACT 3: The East 50 feet of the South 50 feet and the Southwesterly 12 feet of the following: Begin at the Northwest corner of Block E, KILLARNEY SHORES, INC., according to the plat thereof as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, thence with an extension of the Westerly line of said Block E, run North 0° 33' West 239.80 feet to the Southerly right-of-way line of Gay Road, run thence along said right-of-way line South 88°14'56" East 204.77 feet, to the P.C. of a curve concave Southerly having a radius of 336.34 feet, and a central angle of 43°33'56" run thence Southeasterly along the arc of said curve 279.40 feet to the P.T. thence South 29°31'27" West 380.45 feet, thence North 60°28'33" West 238.01 feet, thence North 0°33' West 47.63 feet to the Point of Beginning.

The foregoing property, otherwise described as:

From the Northeast corner of Block "E", Killarney Shores, Inc., as recorded in Plat Book "Q", page 135, Public Records of Orange County, Florida, run N 80° 33' 00" W 30.00 feet; thence East 30.00 feet for the point of beginning; thence run S 40° 33' 00" E 323.72 feet; thence S 89° 59' 26" W 30.00 feet to a point on the east boundary of said Block "E"; thence S 00° 13' 00" E 206.36 feet to the Southeast corner of said Block "E"; thence S 89° 29' 26" W 514.50 feet to the Southwest corner of said Block "E"; thence N 00° 13' 00" W 451.45 feet along the West boundary of said Block E; thence S 60° 28' 56" East 294.96 feet; thence N 29° 31' 04" W 38.00 feet; thence S 60° 28' 56" E 50.00 feet; thence N 29° 11' 04" E 330.45 feet to a point on the South right-of-way line of Gay Drive; thence along said South right-of-way line with the following courses and distances: S 40° 41' 23" E 1.35 feet to the beginning of a curve concave Northeasterly, having a radius of 390.34 feet; thence Southeasterly 125.81 feet along the arc of said curve, through a central angle of 18° 28' 04"; thence leaving said South right-of-way line run S 00° 33' 00" E 24.83 feet to the point of beginning.