

No 6000006662

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

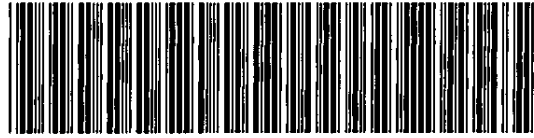
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700075448217

06/01/06--01033--024 **87.50

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
06 JUN 20 AM 8:30

W06-26198

RICHARD C. BENNETT
4001 McLANE DRIVE
TAMPA, FLORIDA 33610
(813) 621-1150 - Phone
813-626-8857 - Facsimile

MAY 30, 2006

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Articles of Incorporation
Washington Estates Homeowners Association, Inc.

Dear Sir/Madam:

Please find enclosed 1 original and 1 duplicate copy of Articles of Incorporation for **WASHINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.** Also enclosed is the \$87.50 filing fee.

Please file these Articles and send the certified copy and certificate of status to me at the above address.

Thank you for your assistance. If you have any questions, please contact me by phone or e-mail prior to returning any documentation.

Sincerely,

A handwritten signature in black ink that reads "Richard C. Bennett". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Richard C. Bennett



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 8, 2006

RICHARD C. BENNETT
4001 MCLANE DRIVE
TAMPA, FL 33610

SUBJECT: WASHINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W06000026198

We have received your document for WASHINGTON ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6972.

Doris Brown
Document Specialist
New Filing Section

Letter Number: 306A00039438

*6-16-06
DORIS -
Per your request, here
are the revised documents
with the additional address.
R. Bennett*

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
06 JUN 20 AM 8: 30

**ARTICLES OF INCORPORATION
FOR
WASHINGTON ESTATES
HOMEOWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, who is a resident of Florida and is of full age, has this day formed a corporation not-for-profit and does hereby certify:

**ARTICLE I
NAME OF CORPORATION**

The name of the corporation is **Washington Estates Homeowners Association Inc.**, hereafter called the "Association."

**ARTICLE II
REGISTERED OFFICE**

The initial registered office of the Association is located at **4001 McLane Drive, Tampa, Florida 33610.**

**ARTICLE III
REGISTERED AGENT**

Richard C. Bennett, whose address is **4001 McLane Drive, Tampa, Florida 33610** is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial principal office and the initial mailing address of the Association is located at **4001 McLane Drive, Tampa, Florida 33610.**

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association is a nonprofit corporation. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots and common area, if any, within that certain subdivision development known as Washington Estates, located in Polk County, Florida and to promote the health, safety and welfare of the residents within the above-

described property and any additions thereto as may hereafter be brought within the jurisdiction of this association and for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Washington Estates , hereinafter called the "Declaration," applicable to the property described therein and as recorded in the Public Records of Polk County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) dedicate, sell or transfer all or any part of the common area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by seventy-five percent (75%) of each class of members, agreeing to such dedication, sale or transfer;

(e) participate in mergers and conditions with other nonprofit corporations organized for the same purposes or annex additional residential property and common area;

(f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Chapter 617, Florida Statutes or other applicable law may now or hereafter have or exercise.

ARTICLE VI
MEMBERSHIP

Every person or entity who is a recorded owner of a fee or undivided fee interest in any Lot which is subject to assessment by the Association 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 of any Lot which is subject to assessment by the Association.

ARTICLE VII
VOTING RIGHTS

The Association shall have two (2) classes of voting membership.

Class A: Class A members shall be all owners of Lots within the property described herein, with the exception of Declarant, as that term is defined in the Declaration, and shall be entitled to one vote for each Lot owned.

Class B: Class B members shall be the Declarant, as that term is defined in the Declaration, and shall be entitled to five (5) votes for each Lot owned within the property described in the Declaration. Class B membership shall cease when Declarant no longer retains fee title to any Lot. Cumulative voting is not permitted.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of three (3) directors, who need not be members of the Association. The number of directors may be changed by amendment of the Association's bylaws. The names and addresses of the persons who are to act in the capacity of the directors until the selection of successors are:

NAME:

ADDRESS:

Richard C. Bennett

**4001 McLane Drive
Tampa, Florida 33610**

John Curtis Hucks

**P.O. Box 737
New Meadows, ID 83654**

Sue Helen Moore

**P.O. Box 737
New Meadows, ID 83654**

At the first annual meeting, and at each annual meeting thereafter, the members shall elect a new board of directors. Nothing contained herein shall preclude a board member from serving successive terms, or shall limit the number of terms a board member may serve.

ARTICLE IX
DISSOLUTION

The Association may be dissolved by unanimous written consent or vote of all members. 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 that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted exclusively to such similar purposes. No part of the monies, properties or assets of the Association, upon dissolution or otherwise, shall inure to the benefit of any private person or individual or member of the Association. Notwithstanding any other provisions of these Articles, the Association shall not carry on any other activities not permitted by any organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue law).

ARTICLE X
DURATION

The Association shall exist perpetually.

ARTICLE X
AMENDMENTS

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

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Florida, I, the undersigned, the incorporator of this not-for-profit, have executed these Articles of Incorporation this 15th day of JUNE, 2006.

Having been named as registered agent to accept service of process for the above stated Association at the place designated in this certificate, I am familiar with and accept the appointment as the registered agent and agree to act in this capacity.

Executed by the undersigned as Registered Agent and Incorporator on JUNE 15,
 , 2006.



RICHARD C. BENNETT - REGISTERED AGENT



RICHARD C. BENNETT - INCORPORATOR

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
06 JUN 20 AM 8:30