

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of WOODBOUND LAKES HOMEOWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on April 8, 1986, as shown by the records of this office.

The document number of this corporation is N14259.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
9th day of April, 1986.



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

George Firestone  
Secretary of State

FILED  
1953 APR - 3 10 3 00  
STATE  
TALLAHASSEE

ARTICLES OF INCORPORATION

OF

WOODBOUND LAKES HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, acting as incorporators of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called the association) is **WOODBOUND LAKES HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common areas within a certain subdivided tract of real property described as follows, to-wit:

All of **WOODBOUND LAKES**, a subdivision located in Volusia County, Florida, as per plat recorded in Plat Book 41, Pages 12, 13 & 14, of the Public Records of Volusia County, Florida.

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (the declaration) applicable to the subdivision and recorded in the Public Records of Volusia County, Florida, in Official Records Book 2793, at Page 1589;

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

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

(d) Borrow money and, subject to the consent by vote or written instrument of Two-Thirds (2/3) of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by Two-Thirds (2/3) of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of Two-Thirds (2/3) of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against members as provided in the declaration, and no part of any net earnings of the association will inure to the benefit of any member.

### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

### ARTICLE IV

The period of duration of the association shall be perpetual. Address of corporation is 333 East Highbanks Road, DeBary, Florida 32713.

### ARTICLE V

The name and residence address of each subscriber is:

ARTHUR J. McQUILLAN	Old Chapel Property, Wake, Virginia	23176
MADELINE L. McQUILLAN	Old Chapel Property, Wake, Virginia	23176
FRANK KNIGHT	880 Lakeshore Drive, Enterprise, FL	32725

### ARTICLE VI

The affairs of the association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

ARTHUR J. McQUILLAN	President
FRANK KNIGHT	Vice President
MADELINE L. McQUILLAN	Secretary - Treasurer

### ARTICLE VII

The number of persons constituting the first board of directors of the association shall be Three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

ARTHUR J. McQUILLAN	Old Chapel Property, Wake, Virginia	23176
MADELINE L. McQUILLAN	Old Chapel Property, Wake, Virginia	23176
FRANK KNIGHT	880 Lakeshore Drive, Enterprise, FL	32725

### ARTICLE VIII

The bylaws of the association may be made, altered, or rescinded at any annual meeting of the association, or at any special meeting duly called for such purpose, on the affirmative vote of Two-Thirds (2/3) of each class of members existing at the time of and present at such meeting except that the initial bylaws of the association shall be made and adopted by the board of directors.

ARTICLE IX

Amendments to these articles of incorporation may be proposed by any member of the association. These articles may be amended at any annual meeting of the association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time or, and present at such meeting.

ARTICLE X

The association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of declarant, as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member shall be the declarant, as such term is defined in the declaration, who shall be entitled to Two (2) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE XI

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Executed at DeLand, Volusia County, Florida, on this 21st day of March, 1986.

[Signature]  
Witness

[Signature] (SEAL)  
ARTHUR J. McQUILLAN

[Signature]  
Witness

[Signature] (SEAL)  
MADELINE L. McQUILLAN

[Signature] (SEAL)  
FRANK KNIGHT

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY, that on this day before me, an officer duly authorized to take acknowledgements, personally appeared,

ARTHUR J. McQUILLAN, MADELINE L. McQUILLAN and FRANK KNIGHT, to me known to be the persons described in and who executed the foregoing Articles of Incorporation, and acknowledged before me the execution of same.

WITNESS my hand and seal in the County and State last aforesaid, this 21st day of March, 1986.

[Signature]