

ARTICLES OF INCORPORATION
OF
FAIRY LAKE MANAGEMENT ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

In compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I
NAME

The name of the corporation is Fairy Lake Management Association, Inc.

ARTICLE II
ADDRESS OF PRINCIPAL RESIDENCE

The principal office and street address of the corporation is 1070 Foggy Brook Place, Longwood, Florida 32750.

ARTICLE III
REGISTERED AGENT & REGISTERED OFFICE

The registered agent of the corporation is Legal Counsel, P.A. The registered agent's address is 13330 West Colonial Drive, Suite 110, Winter Garden, Florida 34787.

ARTICLE IV
BOARD OF DIRECTORS

This corporation shall have a minimum of five (5) and a maximum of seven (7) members of the Board of Directors. There shall be five (5) initial members of the Board of Directors. The names and addresses of the initial Board of Directors of the corporation are the following:

<u>Name</u>	<u>Address</u>
Anthony Boni	1003 Foggy Brook Place Longwood, Florida 32750
Jerome Chilik	1091 Foggy Brook Place Longwood, Florida 32750
Stephen Cold	1341 South Grant Street Longwood, Florida 32750
Mark O'Hara	191 Columbus Circle Longwood, Florida 32750
Peter Katauskas	1401 South Grant Street Longwood, Florida 32750

The Bylaws state the manner of selection for members of the Board of Directors.

ARTICLE V
CORPORATE PURPOSES

The purpose for which the corporation is organized is to manage and maintain Fairy Lake in Longwood, Seminole County, Florida, through monitoring, upkeep, maintenance, and treatment of Fairy Lake for the benefits of the residential and commercial properties surrounding the lake and for any and all other lawful purposes. More particularly, the main purpose of corporation is to eliminate hydrilla from Fairy Lake and to maintain a hydrilla-free condition for the future residents and businesses in the surrounding area. Hydrilla is a non-native, invasive, and damaging lake weed that can destroy the health of a lake. Notwithstanding the foregoing, the corporation is not responsible or liable for water quality, amoeba or other bacterial infestation, swimming accidents, boating accidents, fish and wildlife survival, drowning, wildlife attacks on persons or pets, or other type of lake related incidents.

ARTICLE VI
MEMBERSHIP

Membership in the corporation is voluntary; however, the members shall own residential or commercial real estate that borders Fairy Lake or own residential real estate in a homeowners association that borders Fairy Lake.

ARTICLE VII
INCORPORATOR

The name of the incorporator of the corporation is Peter Katauskas residing at 1401 South Grant Street, Longwood, Florida 32750.

ARTICLE VIII
BYLAWS

The Board of Directors of the corporation shall make and adopt corporate Bylaws. The Board of Directors shall have the power to amend, alter, adopt, or rescind the Bylaws of the corporation.

ARTICLE IX
INDEMNIFICATION

The corporation shall indemnify and hold harmless the officers and the directors of the corporation to the full extent permitted by the Chapter 617, Florida Statutes known as the "Florida Not For Profit Corporation Act."

ARTICLE X
REVENUE

No part of the earnings of the corporation shall inure to the benefit of or be distributed to its Members, Directors of the Board of Directors, or officers. The corporation shall be authorized to pay a

reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Article X.

ARTICLE XI
DURATION

The corporation shall exist perpetually unless and until dissolved according to Florida law. Corporate existence of the corporation shall commence upon the filing of these Articles with the Florida Department of State. If the corporation is dissolved for any reason, the assets of the corporation shall be dedicated to a public body or conveyed to a not for profit organization with similar purposes.

ARTICLE XII
NON-STOCK CORPORATION

The corporation is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the corporation; provided however, that membership in the corporation may be evidenced by a certificate of membership which shall contain a statement that the corporation is a not for profit corporation.

IN WITNESS WHEREOF, the undersigned Incorporator has caused these Articles of Incorporation to be executed as of the ___ day of February, 2020, does submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a documents to the Department of State constitutes a third degree felony as provided for in Section, 817.155, Florida Statute.

Jerome Chilik, Incorporator

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me my means of ___ physical presence or ___ online notarization, on this ___ day of February, 2020 by Jerome Chilik, who is ___ personally known to me or ___ has produced the following as identification: _____.

Notary Public, State of Florida

ACCEPTANCE OF REGISTERED AGENT

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

Legal Counsel, P.A.

By: Michele Diglio-Benkiran, Esquire/President

Date

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, on this ____ day of February, 2020 by Michele Diglio-Benkiran, President of Legal Counsel, P.A., a Florida professional association on behalf of said PA, who is ____ personally known to me or ____ has produced the following as identification: _____.

Notary Public, State of Florida