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November 22, 2021

Via first class mail

Barbara Irwin, President
Gates of Lake Region Homeowners Association, Inc.
PO Box 1182
Winter Haven, FL 33882

Re: Articles of Incorporation - Gates of Lake Region Homeowners Association, Inc.

Dear Barbara:

I hope this finds you well. Enclosed for your records, please find the official certified copy of the Articles of Incorporation of Gates of Lake Region Homeowners Association, Inc. Please ensure this is kept with the association's official records. I have retained a copy for my file. If you have any questions or comments in the meantime, do not hesitate to contact me.

Very truly yours,
BOSWELL & DUNLAP LLP

Robert C. Chilton

Enclosure (as stated)
cc: Gatesoflr@gmail.com

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE GATES OF LAKE REGION HOMEOWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on May 27, 1994, as shown by the records of this office.

The document number of this corporation is N94000002720.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixteenth day of November, 2021

Laurel M. Lee

Secretary of State

CR2E022 (01-11)

FILED
00 MAY 27 AM 9:42

ARTICLES OF INCORPORATION

OF

The Gates of Lake Region Homeowners' Association, Inc.

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this corporation is: **The Gates of Lake Region Homeowners' Association, Inc.**

ARTICLE II. CORPORATE PURPOSE AND MEMBERS OF THE CORPORATION

Purpose of Corporation. The purpose of the corporation is to act as the association for The Gates of Lake Region, a subdivision located in Polk County, Florida.

Membership in Association. Every Owner of a Lot in the subdivision 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.

Voting Rights. 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, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a given Lot, all such persons shall be Members and the vote for such Lot shall be exercised as they my determine among themselves. 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 Declarant, who shall be entitled to exercise three (3) votes for each Lot. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

Non-Payment of Charges and Assessments. Any Member who is delinquent in the payment of any charges duly levied by the Association against the Lot shall not be entitled to a vote until all such charges together with such reasonable penalties as the board of directors of the Association may impose have been paid.

ARTICLE III. TERM OF EXISTENCE

The corporation is to exist perpetually, beginning with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. If the corporation is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If the appropriate agency does not accept the conveyance, the the surface water management system shall be conveyed or dedicated to

a similar nonprofit corporation.

ARTICLE IV. INITIAL PRINCIPAL OFFICE

The street address of the initial principal office of the corporation in the State of Florida is 290 Cypress Gardens Boulevard, Winter Haven, Fl 33880. The mailing address of the Corporation shall be P. O. Box 1439, Winter Haven, FL 33880. The Board of Directors may from time to time move the principal office to any other address.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 290 Cypress Gardens Boulevard, Winter Haven, FL 33880, and the name of the corporation's initial registered agent at that address is J. Michael Nolen, Sr. The Board of Directors may from time to time move the registered office to any other address in Florida.

ARTICLE VI. DIRECTORS

This corporation shall have four (4) directors initially. The number of directors may be increased or diminished from time to time, as provided in the bylaws. The name and street address of each member of the first Board of Directors is:

Name	Address
Bryan Owen	1012 Biltmore Drive Winter Haven, FL 33884
Randy Collany, Jr.	141 Lake Otis Road Winter Haven, FL 33884
Randy Collany, Sr.	1103 Cypress Gardens Boulevard Apartment 42 Winter Haven, FL 33884
J. Michael Nolen, Sr.	1441 Grand Cayman Circle Winter Haven, FL 33884

Members of the first Board of Directors shall serve until their successors are elected or appointed and have qualified. Directors shall be elected by a vote of the members of the corporation as provided in the bylaws of the corporation.

ARTICLE VII. CORPORATE POWERS

The corporation shall have the following powers:

1. The corporation shall have all of the powers of a corporation not for profit in the state of Florida and all powers necessary to fulfill its duties and powers under the declaration of restrictions for the Gates of Lake Region Subdivision. These powers shall include, but not be limited to the following:

A. Own and convey property.

B. Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District

including all lakes, retention areas, culverts and related appurtenances.

C. Establish rules and regulations.

D. Assess members and enforce said assessments.

E. Sue and be sued.

F. Contract for services to provide for operation and maintenance if the Corporation contemplates employing a maintenance company.

G. Require all homeowners in the subdivision to be members.

H. Take any other action necessary for the purposes for which the corporation is organized.

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Name	Address
J. Michael Nolen, Sr.	1441 Grand Cayman Circle Winter Haven, FL 33884

Executed this 13 day of May, 1994.

J. Michael Nolen

J. Michael Nolen, Sr. Incorporator

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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That The Gates of Lake Region Homeowners' Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at the City of Winter Haven, County of Polk, State of Florida, has named, J. Michael Nolen, Sr., located at 290 Cypress Gardens Boulevard, Winter Haven, FL 33880, Polk County, Florida, as its agent to accept service of process within this state.

J. Michael Nolen, Sr.
Incorporator

FILED
1981 MAY 27 AM 10:5
TALLAHASSEE, FLORIDA

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office. I am familiar with, and accept, the obligations of that position.

J. Michael Nolen, Sr.
Registered Agent