

ARTICLES OF INCORPORATION OF
HUNTERS GREENE HOMEOWNERS' ASSOCIATION, INC.
(A Non-profit Corporation)

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a 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 (called the association) is **HUNTERS GREENE HOMEOWNERS' ASSOCIATION, INC.**

ARTICLE II

The association is a nonprofit corporation.

ARTICLE III

The period of its duration is perpetual; however, if the association is dissolved, the property consisting of the common surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, the common surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE IV

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 area within a certain subdivided tract of real property described as follows: **See Exhibit "A"** attached 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 the 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 subdivisions and to be recorded in the public records of Polk County, Florida;
- (B) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all

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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 on the property of the association;

- (C) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, 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 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 on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds 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 and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members.
- (G) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.
- (H) Own, acquire, operate and maintain the common surface water management system, hereinafter referred to by name or together with other areas collectively as the "common properties", as further described in the plat of the properties, as permitted by the Southwest Florida Management District including all lakes, retention areas, culverts and related appurtenances.
- (I) From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the lots and common properties consistent with the rights and duties established by the declaration and these articles.
- (J) To sue and be sued, to prosecute to completion or settle any suits or other action to obtain or enforce its rights hereunder and to defend to completion or settle any suits or other action brought against it.

- (K) To employ such persons or to contract with such independent contractors or agents as shall be reasonable required or appropriate, in the reasonable judgment of the Board of Directors, in order for the association to carry out, perform and discharge all or any part of its duties, obligations and responsibilities pursuant to the declaration and these articles.
- (L) To engage in any and all other activities permitted to be engaged in by a corporation not for profit under the laws of the State of Florida as may be necessary or appropriate for the fulfillment of the duties, responsibilities, and obligations of the association and for the achievement of the objects and purposes for which the association has been created, formed and established.

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

ARTICLE V

The street address of the initial registered office of the association is 650 Kirkwood Court, Lakeland, Florida 33813, and the name of its initial registered agent at such address is **DENNIS MICHAEL COLLIS**.

ARTICLE VI

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 records to assessments by the association, including contract sellers, but excluding persons 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 VII

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

Class A Class A members shall be all owners with the exception of the 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 three votes for each lot owned. The Class

B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE VIII

The number of directors constituting the initial board of directors of the association is three, and the names and addresses of the persons who are to serve as the initial directors are:

<u><i>Name of Director</i></u>	<u><i>Address of Director</i></u>
1. Dennis M. Collis	650 Kirkwood Court Lakeland, FL 33813
2. Dianne Y. Collis	650 Kirkwood Court Lakeland, FL 33813
3. Scott D. Kercher	8534 N. Campbell Road Lakeland, FL 33810

ARTICLE IX

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.

ARTICLE X

The name and street address of each incorporator is:

<u><i>Name of Incorporator</i></u>	<u><i>Address of Incorporator</i></u>
Dennis Michael Collis	650 Kirkwood Court Lakeland, FL 33813

ARTICLE XI

The affairs of the Association shall be managed by a Board of Directors and a president and secretary, who shall at all times be Members of the Board of Directors. Such officers shall be at the first meeting of the Board of Directors following each annual meeting of Members.

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

1. Dennis M. Collis	President
2. Dennis M. Collis	Secretary/Treasurer

ARTICLE XII

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 of each call of members existing at the time of an present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE XIII

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 two-thirds (2/3) of Members existing at the time of such meeting.

Executed at Polk County on the 2nd day of July, 2001.

Dennis M. Collis
DENNIS M. COLLIS

STATE OF FLORIDA COUNTY OF POLK

I, Stephanie M. Massey, a Notary Public, do hereby certify that on 2nd day of July, 2001, personally appeared before me: **DENNIS M. COLLIS**, who being by me first duly sworn, declares that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

(Notary Seal)

Stephanie M. Massey
Notary Public in and for Polk
County, Florida
My commission expires: 7/15/01

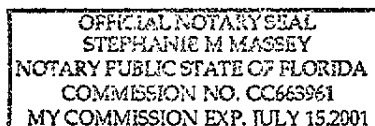


EXHIBIT "A"
Legal Description
Hunters Greene - Phase One

That part of the southeast 1/4 of the northeast 1/4 of Section 15, Township 27 South, Range 23 East, Polk County, Florida, described as follows:

COMMENCE at the southeast corner of the northeast 1/4 of said section 15 and run along the east boundary thereof N 00°03'21" E, 304.42 feet to the **POINT OF BEGINNING**; thence N 89°22'03" W, 178.41 feet; thence N 65°18'37" W, 43.91 feet; thence N 89°22'03" W, 820.00 feet; thence N 00°20'29" E, 360.00 feet; thence N 89°22'03" W, 125.00 feet; thence S 76°18'21" W, 41.23 feet; thence N 89°22'03" W, 125.00 feet to a point on the west boundary of the southeast 1/4 of the northeast 1/4 of said Section 15; thence along said west boundary N 00°20'29" E, 360.00 feet; thence N 89°22'03" W, 125.00 feet; thence S 76°18'21" W, 41.23 feet; thence N 89°22'03" W, 125.00 feet to a point on the west boundary of the southeast quarter of the northeast quarter of said Section 15; thence along said west boundary N 00°20'29" E, 300.00 feet; thence S 89°22'03" E, 125.00 feet; thence S 89°39'31" E, 400.00 feet; thence S 89°22'03" E, 534.70 feet; thence S 44°22'00" E, 405.55 feet; thence S 00°20'29" W, 63.23 feet; thence S 89°22'03" E, 125.00 feet; thence S 65°17'46" E, 43.91 feet; thence S 89°22'03" E, 176.92 feet to a point on said east boundary; thence along said east boundary S 00°03'21" W, 300.00 feet to the **POINT OF BEGINNING**.

LESS road right of way.

CONTAINING 13.76 acres gross, 13.55 acres net.

Legal Description
Hunters Greene - Phase Two

That part of the southeast 1/4 of the northeast 1/4 of Section 15, Township 27 South, Range 23 East, Polk County, Florida, described as follows:

BEGIN at the southeast corner of the northeast 1/4 of said Section 15 and run along the east boundary thereof N 00°03'21" E, 340.42 feet; thence N 89°22'03" W, 178.41 feet; thence N 65°18'37" W, 43.91 feet; thence N 89°22'03" W, 820.00 feet; thence N 00°20'29" E, 360.00 feet; thence N 89°22'03" W, 125.00 feet; thence S 76°18'21" W, 41.23 feet; thence N 89°22'03" W, 125.00 feet to a point on the west boundary of the southeast 1/4 of the northeast 1/4 of said Section 15; thence along said west boundary S 00°20'29" W, 705.29 feet to the southwest corner of the southeast 1/4 of the northeast 1/4 of said Section 15; thence along the south boundary thereof S 89°14'46" E, 1330.13 feet to the **POINT OF BEGINNING**.

LESS road right of way.

CONTAINING 13.17 acres gross, 11.47 acres net.

Legal Description
Hunters Greene - Phase Three

That part of the southeast 1/4 of the northeast 1/4 of Section 15, Township 27 South, Range 23 East, Polk County, Florida, described as follows:

COMMENCE at the southeast corner of the northeast 1/4 of said Section 15 and run along the east boundary thereof N 00°03'21" E, 640.42 feet to the **POINT OF BEGINNING**; thence N 89°22'03" W, 176.92 feet; thence N 65°17'46" W, 43.91 feet; thence N 89°22'03" W, 125.00 feet; thence N 00°20'29" E, 63.23 feet; thence N 44°22'00" W, 405.55 feet; thence N 89°22'03" W, 534.70 feet; thence N 89°39'31" W, 40.00 feet; thence N 89°22'03" W, 125.00 feet to a point on the west boundary of the southeast 1/4 of the northeast 1/4 of said Section 15; thence N 00°20'29" E, 320.20 feet to the northwest corner of the southeast 1/4 of the northeast 1/4 of said Section 15; thence along the north boundary thereof S 89°22'03" E, 1323.49 feet to the northeast corner of the southeast 1/4 of the northeast 1/4 of said Section 15; thence along the east boundary thereof S 00°03'21" W, 687.94 feet to the **POINT OF BEGINNING**.

LESS road right of way.

CONTAINING 13.49 acres gross, 13.02 acres net.

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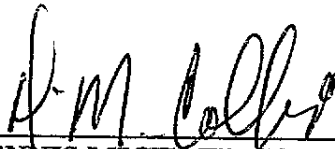
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TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF F.S. 617.00, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the corporation is: Hunters Greene Homeowners' Association, Inc.
2. The name and address of the registered agent and office is: Dennis Michael Collis
650 Kirkwood Court
P.O. Box 7197
Lakeland, FL 33807-7187

Having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


DENNIS MICHAEL COLLIS

7/2/01
Date