

ARTICLES OF INCORPORATION
OF
LONG LEAF PLANTATION HOME OWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME AND PRINCIPAL OFFICE

The name of this corporation shall be LONG LEAF PLANTATION HOME OWNERS ASSOCIATION, INC., hereinafter called the "Association". The principal office of the Association shall be located at 1676 Red Mangrove Drive, Deland, Florida 32724.

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members hereof, and the general purposes for which it is formed shall be the promotion of the sound growth, progressive civic improvement, conformity to the three Declarations of Covenants and Restrictions running with the land as to Long Leaf Plantation and recorded in the Public Records of Volusia County in O.R. Book 2036, Page 0770, O.R. Book 2178, Page 1348 and O.R. Book 2304, Page 1749, respectively, beautification and healthy residential development of the area shown on attached Exhibit "A" which initially includes the development known as Long Leaf Plantation, 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) Fix, levy, collect and enforce payment by any lawful means, all charges, dues or assessments in the manner provided for in the By-laws; 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 license, taxes or governmental charges levied or imposed against the property of the Association.

(b) 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 and personal property in connection with the affairs of the Association.

(c) Borrow money, and with the assent of two-thirds (2/3) of all members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(d) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

(e) Add additional property to the area served by the Association, which areas shall be added by action of the Board of Directors of the Association.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Persons or entities who are record owners of a fee or undivided fee interest in any residential lot which is located in the area served by the Association, including contract sellers, or persons who reside on the residential lots in the area served by this Association, may be members of the Association. However, in no event shall there be more than one (1) membership per residential lot or combination of adjacent lots upon which a single dwelling unit is constructed. Initial applications for membership shall be submitted to the Board of Directors verbally, by letter or on an application form approved by the Board of Directors. Dues, as from time to time established, shall accompany the application for membership. A member in good standing is one whose current dues and assessments have been paid and whose rights have not been suspended as provided for in the By-laws. There shall be no reimbursement of dues, but memberships are transferable to other persons who would be eligible for membership. Memberships shall be for annual periods

commencing on the 1st day of January and ending on the 31st day of December of each year. After the initial application for membership is accepted, yearly membership renewals shall be granted upon receipt of the annual dues. These shall be one (1) vote for each lot or combination of adjacent lots upon which a single dwelling unit has been constructed. When more than one (1) person holds an interest in a given lot or lots, either as owner or resident, the one (1) vote for such lot shall be exercised as they may determine among themselves. Only members in good standing shall vote at membership meetings.

ARTICLE IV

DUES

There shall be annual dues for each membership. The initial dues of members shall be paid when the application for membership is submitted. The dues paying period of the memberships shall coincide with the calendar year. The manner of setting the yearly dues shall be set forth in the By-laws.

ARTICLE V

BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of seven (7) directors who shall serve until the first annual meeting. The number of directors may be changed as provided for in the By-laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Frederick C. Miller	714 Black Ironwood Drive Deland, Florida 32724
Leonard V. Edwards	1031 Torchwood Drive Deland, Florida 32724
Hugh M. Miller	689 Torchwood Drive Deland, Florida 32724
Russell J. Grant	1676 Red Mangrove Drive Deland, Florida 32724
Douglas H. Belcher	929 Torchwood Drive Deland, Florida 32724
Chadwick W. Cowan	1018 Torchwood Drive Deland, Florida 32724

Deborah DiGiacomo

839 Torchwood Drive
Deland, Florida 32724

The terms of the directors shall be provided for in the By-laws.

ARTICLE VI

INITIAL OFFICERS

The affairs of the Association shall be managed by a Chairman, Vice-Chairman, Secretary and Treasurer and such other officers as permitted in the By-laws. The names and addresses of those persons who shall act as officers of the corporation until the election of their successors are:

<u>OFFICE</u>	<u>NAME</u>	<u>ADDRESS</u>
Chairman	Frederick C. Miller	714 Black Ironwood Drive Deland, Florida 32724
Vice-Chairman	Leonard V. Edwards	1031 Torchwood Drive Deland, Florida 32724
Treasurer	Hugh M. Miller	689 Torchwood Drive Deland, Florida 32724
Secretary	Russell J. Grant	1676 Red Mangrove Drive Deland, Florida 32724

The above named officers shall serve until the first and organizational meeting of the Board of Directors of the corporation. The officers shall be elected by the Directors at the first meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election.

ARTICLE VII

BY-LAWS

By-laws for the corporation shall be initially adopted by the first Board of Directors set out above of the corporation; during the first year of existence of the corporation, the Board of Directors shall have the power and authority to alter and amend the By-laws by a majority vote of such Board, thereafter, the By-laws of this corporation may be altered, amended, added to or rescinded as provided for in the By-laws.

ARTICLE VIII

AMENDMENT TO ARTICLES OF INCORPORATION

These Articles of Incorporation may only be amended by a majority vote of the members of the first Board of Directors set out above of the corporation for the first year of existence of the corporation; thereafter the Articles of Incorporation may be amended by resolution adopted by a majority of the Board of Directors and approved by a vote of members of the Association having no less than fifty-one percent (51%) of the total membership vote of this Association, or approved in writing by fifty-one percent (51%) of the entire membership of this Association.

ARTICLE IX

CORPORATE EXISTENCE

This corporation shall exist perpetually.

ARTICLE X

REGISTERED AGENT AND REGISTERED OFFICE

Russell J. Grant of 1676 Red Mangrove Drive, Deland, Florida 32724, is hereby appointed the initial Registered Agent of this Association, and the initial registered office shall be 1676 Red Mangrove Drive, Deland, Florida 32724.

ARTICLE XI

SUBSCRIPTION

The names and addresses of the subscribers hereto are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Frederick C. Miller	714 Black Ironwood Drive Deland, Florida 32724
Leonard V. Edwards	1031 Torchwood Drive Deland, Florida 32724
Russell J. Grant	1676 Red Mangrove Drive Deland, Florida 32724

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the

undersigned, constituting the Incorporators of this Association, have executed these Articles of Incorporation this 30th day of January, 1989.

Frederick C. Miller

FREDERICK M. MILLER

Leonard V. Edwards

LEONARD V. EDWARDS

Russell J. Grant

RUSSELL J. GRANT

STATE OF FLORIDA

COUNTY OF Volusia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths, personally appeared FREDERICK C. MILLER, well known to me to be the person named in the foregoing instrument, and he acknowledged before me executing the same.

WITNESS my hand and official seal in the State and County last aforesaid this 30th day of January, 1989.

Billie G. Horton

Notary Public

My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES APRIL 3, 1992;
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA

COUNTY OF Volusia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths, personally appeared LEONARD V. EDWARDS, well known to me to be the person named in the foregoing instrument, and he acknowledged before me executing the same.

WITNESS my hand and official seal in the State and County last aforesaid this 30th day of January, 1989.

Billie G. Horton

Notary Public

My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES APRIL 3, 1992;
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA

COUNTY OF Volusia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths, personally appeared RUSSELL J. GRANT, well known to me to be the person named in the foregoing instrument, and he acknowledged before me executing the same.

WITNESS my hand and official seal in the State and County
last aforesaid this 30th day of January, 1989.

Billings Horton
Notary Public
My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: APRIL 3, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

ACCEPTANCE OF RESIDENT AGENT

Having been named to accept service of process for the above
stated corporation, at the place designated in this Certificate,
I hereby agree to act in this capacity and I further agree to
comply with the provisions of all statutes relative to the proper
and complete performance of my duties.

Russell J. Grant
RUSSELL J. GRANT

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ARTOF INC. LONGLEAF