

**ARTICLES OF INCORPORATION
OF
A Non - Profit Florida Corporation**

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida, in accordance with the provisions of the Statutes of said state, providing for the formation, liabilities, rights, privileges, and immunities of corporations not for profit.

ARTICLE I

The name of this corporation shall be **KENSINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The mailing address for the corporation is P. O. Box 391241, Deltona, FL 32739.

ARTICLE III

The general nature of the business to be transacted by the corporation is as follows:

- (A) To enforce the terms, covenants, conditions and restrictions appertaining to the **KENSINGTON ESTATES (RECORDED SUB-DIVISION)** in Volusia County, as recorded in the Public Records of Volusia County, Florida.
- (B) To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida law, including the power to levy liens against the individual owners within the subdivision and their properties.

ARTICLE IV

QUALIFICATION OF MEMBERS AND MANNER OF THEIR ADMISSION

Any person, firm, corporation, or other business entity coming within the following categories shall automatically become members of this association:

- (A) The record title holder of a present vested fee simple interest in any lot of **KENSINGTON ESTATES** In Volusia County, Florida; including lots added at a later date.
- (B) The record title holder ("owner") described in Paragraph A, may designate in writing to the secretary of the association, that another person ("other") shall be a member of this association. However the "owner's" membership privileges during this period shall abate and shall be exerciseable only by the "other", until the "owner" of such lot shall so certify to the secretary of this association to have the membership privileges transferred back to the "owner" and the "owner" shall be entitled to resumption of all membership privileges.
- (C) The membership of any "other" or recorded owner shall automatically terminate when the "owner" is no longer a titled holder in **KENSINGTON ESTATES** as stated in the before mentioned Paragraph A.

- (D) When a corporation or partnership is an owner of a lot, only the president of the corporation or its designate or the senior partner shall be entitled to exercise membership privileges.

ARTICLE V

This corporation shall have perpetual existence.

ARTICLE VI

The names and addresses of subscribers of this corporation are as follows:

A. M. C. de Figueiredo	1464 Surrey Run Court	Deltona, FL 32725
John Martin	1474 Surrey Run Court	Deltona, FL 32725
Jimmy Gonzalez	1431 Olde Kensington Lane	Deltona, FL 32725
Mary Jo Dimarzo	1471 Olde Kensington Lane	Deltona, FL 32725

ARTICLE VII

The management of this corporation and time for elections shall be as follows:

- (A) The affairs and property of this corporation shall be managed and governed by the Board of Directors composed of (4) members.
- (B) Directors shall be elected by the voting membership at the regular annual meeting of the membership of the corporation to be held in December each year thereafter at such place as may be designated by the Board of Directors.
- (C) All officers shall be elected by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board of Directors to be held immediately following the annual meeting of the membership. The Board of Directors shall elect from among the members of the corporation, a President, a Vice-President, a Secretary, a Treasurer, and such other officers as it may deem desirable.
- (D) All officers may hold more than one office as set forth above, except that the President shall not also be the Secretary, Assistant Secretary or Vice-President.

ARTICLE VIII

The By-Laws of this corporation may be amended, altered, or rescinded by such modification adopted in the following manner:

Notice of subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approval must be by:

- (A) Not less than sixty (60%) percent of the entire membership of the Association.

Proviso. Amendments that have been made to specific lots through a Contract with KENSINGTON ESTATES, INC. OF DELTONA prior to closing may not be changed by the Association without the consent of KENSINGTON ESTATES, INC. OF DELTONA or STANLEE J. SMITH.

ARTICLE IX

An affirmative vote of not less than sixty percent (60%) of the votes of the entire membership of the association shall be necessary to amend these Articles of Incorporation.

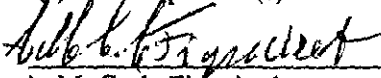
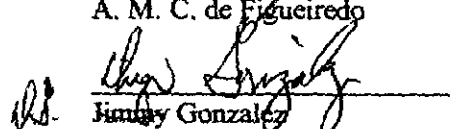
ARTICLE X



The name(s) and the street address(es) of the incorporator(s) for these Articles of Incorporation is (are):

A. M. C. de Figueiredo	1464 Surrey Run Court	Deltona, FL 32725
John Martin	1474 Surrey Run Court	Deltona, FL 32725
Jimmy Gonzalez	1431 Olde Kensington Lane	Deltona, FL 32725
Mary Jo Dimarzo	1471 Olde Kensington Lane	Deltona, FL 32725

The undersigned incorporator(s) has (have) executed these Articles of Incorporation this 23 day of November, 2003.

Signature(s) of Incorporator(s)


A. M. C. de Figueiredo

Jimmy Gonzalez
Diego

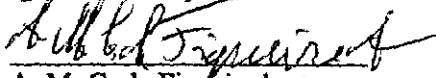
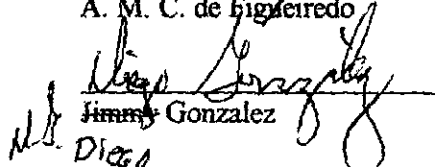

John Martin

Mary Jo Dimarzo

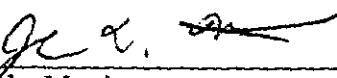
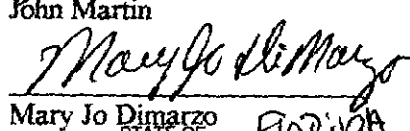
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

ACKNOWLEDGMENT

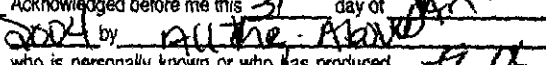
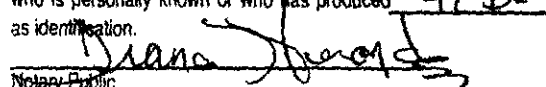
A. M. C. de Figueiredo	1464 Surrey Run Court	Deltona, FL 32725
John Martin	1474 Surrey Run Court	Deltona, FL 32725
Jimmy Gonzalez	1431 Olde Kensington Lane	Deltona, FL 32725
Mary Jo Dimarzo	1471 Olde Kensington Lane	Deltona, FL 32725

Having been named to accept service of process for the above named corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act to keeping said office open.


A. M. C. de Figueiredo

Jimmy Gonzalez
Diego


John Martin

Mary Jo Dimarzo

STATE OF FLORIDA
COUNTY OF VOLUSIA

Acknowledged before me this 31 day of Jan.
2004 by 
who is personally known or who has produced
as identification.

Notary Public



For Signature Verification Only