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FLORIDA PROFIT/NON PROFIT CORPORATION

Branch Ranch Estates Homeowners Association Inc.

Certificate of Status	1
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ARTICLES OF INCORPORATION

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The undersigned, acting as incorporator(s) of a corporation pursuant to chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I NAME

The name of the corporation shall be:

Branch Ranch Estates Homeowners Association Inc.

ARTICLE II PRINCIPAL

Principal place of business and mailing address

The principal place of business and mailing address of this corporation shall be:

Branch Ranch Estates Homeowners Association Inc.

PRINCIPAL PLACE OF BUSINESS
4546 Cozzo Drive
Land O' Lakes, FL 34639

MAILING ADDRESS
P.O. Box 2503
Land O' Lakes, FL 34639

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ARTICLE III PURPOSE(S)

The association does not contemplate pecuniary gain or profits to its members. The association is organized for the purpose of providing maintenance, preservation and architectural control of the lots and common areas in Platbook 4364, Page 2529, Platbook 4135, Page 364 of the Public Records of Pasco County, Florida. And to promote the health, safety and welfare of the residents within the property and any additions thereto as may hereafter be brought within the jurisdiction of this association.

Branch Ranch Estates Homeowners Association Inc. has only 16 homes total- 15 are now occupied.

Said organization is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distributions of statements) and political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from Federal income tax under section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future tax code, or (b) by an organization, contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future Federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization of organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

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ARTICLE IV

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Manner of election of directors

The manner in which the directors are elected or appointed is as follows:

The Method of election of directors are to be stated in the bylaws.

ARTICLES V

Initial Directors/Officers

The names and street addresses of the Directors/Officers: (OPTIONAL)

David R. Horton- 4546 Cozzo Drive, Land O' Lakes, FL 34639 - President/Director
John Santoro- 4604 Cozzo Drive, Land O' Lakes, FL 34639 - Vice President/Director
Terri Becraft- 4525 Cozzo Drive, Land O' Lakes, FL 34639 - Treasurer/Director
Sharon Foshey- P.O. Box 2503, Land O' Lakes, FL 34639 -Secretary/Director

ARTICLES VI

Initial registered agent and street address

The name and the street address of the initial registered agent is:

David R. Horton
4546 Cozzo Drive
Land O' Lakes, FL 34639

ARTICLES VII


Incorporators

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

David R. Horton
4546 Cozzo Drive
Land O' Lakes, FL 34639

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

5th day of September 2006.


SIGNATURE

David R. Horton
Incorporator

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN THE DESIGNATING THE REGISTERED OFFICE/AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: **Branch Ranch Estates Homeowners Association Inc.**

2. The name and address of the registered agent and office is:

David R. Horton

Name

4546 Cozzo Drive

(P.O. Box or Mail Drop Box NOT Acceptable)

Land O' Lakes, FL 34639

(City / State / Zip)

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 the statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as registered agent.

David R. Horton

David R. Horton

Signature

September 5, 2006

(Date)

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TALLAHASSEE, FLORIDA

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