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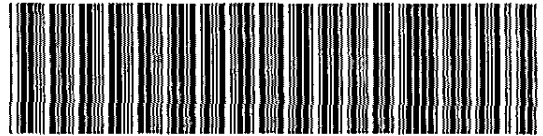
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 359723 11812A

AUTHORIZATION :

COST LIMIT : \$ 70

[Handwritten signature]

ORDER DATE : September 7, 2006

ORDER TIME : 11:41 AM

ORDER NO. : 359723-005

CUSTOMER NO: 11812A

DOMESTIC FILING

NAME: ISLAND CLUB OWNERS ASSOCIATION
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XXX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis - EXT. 2926

EXAMINER'S INITIALS: _____

**ARTICLES OF INCORPORATION OF
ISLAND CLUB OWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a corporation under the non-profit Corporation Act of the State of Florida, adopts the following articles of incorporation.

ARTICLE I - NAME

The name of the corporation is ISLAND CLUB OWNERS ASSOCIATION, INC.

ARTICLE II - EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The Association shall exist in perpetuity.

ARTICLE III - PURPOSES AND POWERS

The purposes for which the corporation is organized are:

- A. To operate ISLAND CLUB OWNERS ASSOCIATION and to undertake the performance of, and to carry out the acts and duties incident to the administration of ISLAND CLUB OWNERS ASSOCIATION in accordance with the terms, provisions, conditions, and authorizations contained in these Articles, the By-laws of ISLAND CLUB OWNERS ASSOCIATION, and the Declaration of Covenants, Conditions and Restrictions of ISLAND CLUB recorded among the public records of Seminole County, Florida;
- B. To carry out the duties and obligations given by the Declaration of Covenants, Conditions and Restrictions of ISLAND CLUB recorded among the public records of Seminole County, Florida; and
- C. To establish By-Laws and Rules and Regulations for the operation of ISLAND CLUB OWNERS ASSOCIATION and to provide for the formal administration of ISLAND CLUB OWNERS ASSOCIATION, and to enforce the Declaration of Covenants, Conditions and Restrictions of ISLAND CLUB recorded among the public records of Seminole County, Florida, and the By-laws of ISLAND CLUB OWNERS ASSOCIATION.
- D. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent

with the St. Johns River Water Management District permit number issued for the development of the Island Club Subdivision, and the requirements contained therein, and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

- E. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV - MEMBERSHIP

The qualifications for members and the manner of their admission shall be regulated by the Declaration of Covenants, Conditions and Restrictions of ISLAND CLUB recorded among the public records of Seminole County, Florida, and the By-laws of ISLAND CLUB OWNERS ASSOCIATION.

ARTICLE V - REGISTERED OFFICE

The initial registered office of the corporation shall be at 1053 Maitland Center Commons Blvd., Suite 100, Maitland, FL 32751.

ARTICLE VI - REGISTERED AGENT

The initial registered agent, and his address is:

Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER & TUDHOPE, P.A.
1053 Maitland Center Commons Blvd., Suite 200
Maitland, Florida 32751

ARTICLE VII - MINIMUM NUMBER OF DIRECTORS AND ELECTIONS

The initial board of directors shall consist of at least three members. The method of election of directors shall be as stated in the By Laws of the Corporation. The initial board of directors shall consist of:

Stephen J. Valentine, 1053 Maitland Center Commons Blvd., Suite 100, Maitland, Florida 32751;
John T. Callahan, III, 1053 Maitland Center Commons Blvd., Suite 100, Maitland, Florida 32751;
Berry J. Walker, Jr., 1053 Maitland Center Commons Blvd., Suite 200, Maitland, Florida 32751.

ARTICLE VIII - OFFICERS

The affairs of ISLAND CLUB OWNERS ASSOCIATION shall be administered by a President, Secretary and Treasurer and Vice President, all of whom shall serve at the pleasure of the Board of Directors of ISLAND CLUB OWNERS ASSOCIATION. A person may hold more than one office with the exception of the President who may not also hold the office of Vice President. The following persons shall constitute the officers of the Association:

Stephen J. Valentine, 1053 Maitland Center Commons Blvd., Suite 100, Maitland, Florida 32751 – President;
John T. Callahan, III, 1053 Maitland Center Commons Blvd., Suite 100, Maitland, Florida 32751 – Vice President; and
Berry J. Walker, Jr., 1053 Maitland Center Commons Blvd., Suite 200, Maitland, Florida 32751 – Secretary and Treasurer.

ARTICLE IX - INCORPORATOR

The name and address of the initial incorporator is as follows:

Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER & TUDHOPE, P.A.
1053 Maitland Center Commons Blvd., 2nd Floor
Maitland, Florida 32751
Phone: (407) 478-1866
Fax: (407) 478-1865

ARTICLE X - BY-LAWS

The By-laws of ISLAND CLUB OWNERS ASSOCIATION shall be adopted by the initial Board of Directors. The By-laws may be amended only in accordance with the provisions of such By-laws to be adopted by the initial Board of Directors, and only in accordance with Florida law. Provided, however, once the By-laws are adopted by the initial Board of Directors, no portion of the By-laws may be altered, amended, or rescinded in such a manner as it will prejudice the rights of West Lake Estates Properties, Ltd., a Florida limited partnership, or Mortgagees of real property located within ISLAND CLUB subdivision as described in the Declaration of Covenants, Conditions and Restrictions of ISLAND CLUB recorded among the public records of Seminole County, Florida.

ARTICLE XI - AMENDMENTS TO ARTICLES

These Articles may be amended in the manner provided for under Florida Law and the By-laws of ISLAND CLUB OWNERS ASSOCIATION.

ARTICLE XII DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF the undersigned have made and subscribed to these articles of incorporation at Maitland, Orange County, Florida, on this 6 day of September, 2006.



Berry J. Walker, Jr.

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6 day of September, 2006, by Berry J. Walker, Jr., who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.

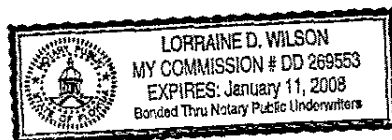


NOTARY PUBLIC

Lorraine D. Wilson

(typed-printed or stamped name of Notary)

My Commission Expires:



**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR THE SERVICE OF PROCESS IN THIS STATE**

The following is submitted in compliance with laws of the state of Florida:

ISLAND CLUB OWNERS ASSOCIATION, Inc., a not-for-profit corporation organizing under the laws of the State of Florida with its principal office located at 1053 Maitland Center Commons Blvd., Suite 100, Maitland, FL 32751, hereby designates Berry J. Walker, Jr., as its agent at that address to accept service of process within this state.

ACCEPTANCE

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to put my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law.



Berry J. Walker, Jr.

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6 day of September, 2006, by Berry J. Walker, Jr., who did take an oath.

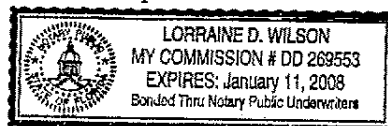
Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.



NOTARY PUBLIC Lorraine D. Wilson

(typed-printed or stamped name of Notary)
My Commission Expires:



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