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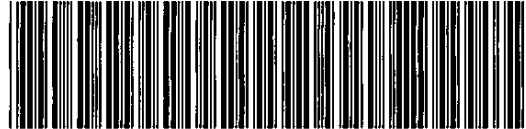
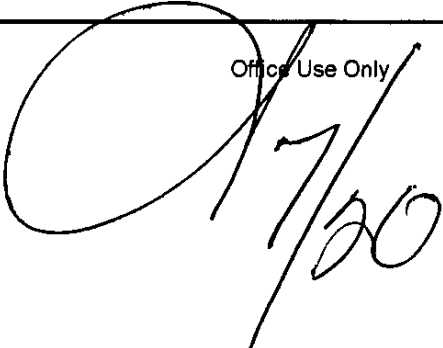
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**CAPITAL CONNECTION, INC.**

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*Drake Estates Homeowner's  
Association, Inc.*

- Art of Inc. File \_\_\_\_\_
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
- Trade/Service Mark \_\_\_\_\_
- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
- Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
- UCC 11 Retrieval \_\_\_\_\_
- Courier \_\_\_\_\_

Signature

Requested by:

Name

Date

Time

*wc*     *7/19*     *11:00*

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
DRAKE ESTATES HOMEOWNER'S ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida and all of whom are 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  
CORPORATE NAME**

The name of the corporation DRAKE ESTATES HOMEOWNER'S ASSOCIATION, INC., hereinafter called the "Association."

**ARTICLE II  
ADDRESS**

The mailing address of the Association shall be 6640 Nathan Ct., Wesley Chapel, Florida 33544. The principal office of the Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board of Directors of the Association.

**ARTICLE III  
REGISTERED AGENT**

Michael E. Boutzoukas is hereby appointed the initial registered agent of this Association, whose business address is 111 North Belcher Road, Suite 201, Clearwater, Florida 33765.

**ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof and shall make no distributions of income to its members, directors or officers, The specific purposes for which it is formed are to provide an entity for the purpose of holding title from time to time to certain common areas appurtenant to that subdivision project being developed by the undersigned, hereinafter "Declarant" known as "DRAKE ESTATES", together with certain additional lands owned by Association or having an interest in or adjacent thereto, all as legally described below, and to provide for maintenance and preservation of the common area within that certain tract of property described as:

- Parcel 1 – See Legal Description Attached
- Parcel 2 – See Legal Description Attached

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 for this purpose.

The association shall have the following powers:

(a) To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles or the Bylaws of the Association.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of DRAKE ESTATES, herein after called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pasco, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To purchase insurance upon the property of the Association and insurance for the protection of the Association and its members as Lot Owners;

(e) To reconstruct improvements after casualty and make further improvements upon the property;

(f) To enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and Bylaws of the Association, and the rules and regulations adopted pursuant thereto;

(g) To employ personnel to perform the services required for proper operation of the Association;

(h) To 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 or personal property in connection with the affairs of the Association.

(i) To borrow money, and with the assent of more than two-thirds (2/3) of the 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;

(j) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by more than two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(k) To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of more than two-thirds (2/3) of each class of members;

(l) To sue and be sued;

(m) To establish rules and regulations.

#### **ARTICLE V MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot or parcel of real property described herein which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or parcel of land which is subject to assessment by the Association.

#### **ARTICLE VI VOTING RIGHTS**

The Association shall have one class of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Developer, as defined in the Declaration, and shall be entitled to one vote for each Lot or parcel owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such lot or parcel shall be exercised as they determine pursuant to provisions for voting in the Bylaws, but in no event shall more than one vote be cast with respect to any Lot or parcel.

Class B. Class B members shall be the Developer, as defined in the Declaration, and any successor of Developer to whom Developer has assigned its rights hereunder. The Class "B" Members shall originally be entitled to twenty-four (24) votes; this number shall be decreased by one (1) vote for each Class A Member existing at any one time. The Class B membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

- (i) three months after the total outstanding Class A votes equal or exceed 11;
- (iii) when, in its discretion, the Developer so determines.

#### **ARTICLE VII BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board consisting of at least (3) Directors, who need not be members of the Association. The number of directors may be changed

by amendment of the Bylaws 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:

ADDRESS

Andrew Peto	6640 Nathan Ct. Wesley Chapel, FL 33544
Winfield Webster	15940 Winding Dr. Tampa, FL 33624
Jonathan Webster	7937 4 <sup>th</sup> Ave South St. Petersburg, FL 33707

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years. For so long as Developer, as defined in the Declaration, owns one or more lots within the Association held for sale in the ordinary course of business, Developer shall be entitled elect at least one member to the Board of Directors.

**ARTICLE VIII  
OFFICERS**

The affairs of the Association shall be administered by a President, a Vice-President, a Secretary and a Treasurer and such other officers as may be designated by the Bylaws; provided, the offices of Secretary and Treasurer may be held by one person. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	Jonathan Webster
Vice President:	Winfield Webster
Secretary/Treasurer:	Andrew Peto

**ARTICLE IX  
QUORUM**

For all Membership and Board of Director Meetings, a Quorum shall be established by attendance in person or by proxy, a majority of the Members or Directors eligible to vote.

**ARTICLE X  
INDEMNIFICATION**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance of malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approve such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

**ARTICLE XI  
BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

**ARTICLE XII  
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or organization to be devoted to such similar purposes.

**ARTICLE XIII  
TERM**

The term of the Association shall be perpetual, provided, however, if in the event the corporation is dissolved, the surface water management system shall be conveyed to an appropriate agency of local government, and if accepted by such agency, then the surface water management system shall be dedicated to a similar non-profit corporation.

**ARTICLE XIV  
AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

**Section 1. Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

**Section 2. Vote.** A resolution for the adoption of a proposed amendment may be proposed either by 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 approvals must be by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

**Section 3. Limit on Amendments.** No amendment shall make any changes in the qualifications for membership, nor in the voting rights of members, without approval in writing by all members and the joinder of all owners of mortgages on parcels in the DRAKE ESTATES subdivision project and adjacent land thereto as described herein above in Article IV.

**Section 4. Certification.** A copy of each amendment shall be certified by the Secretary of State.

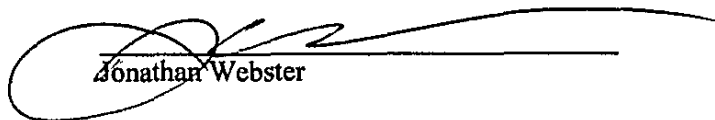
**ARTICLE XV  
INCORPORATORS**

The names and addresses of the incorporators of these Articles of incorporation are as follows:

Jonathan Webster

7937 4<sup>th</sup> Ave South  
St. Petersburg, FL 33707

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 12 day of July, 2007.

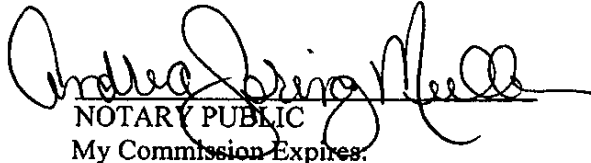
  
Jonathan Webster



STATE OF FLORIDA  
COUNTY OF Hillsborough

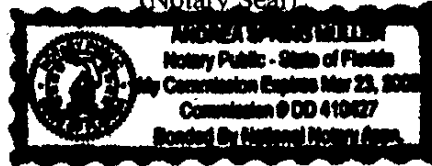
BEFORE ME, the undersigned authority, personally appeared Jonathan Webster who is personally known to me, or has produced personally known as identification, and who after being duly sworn, acknowledged before me that he executed the foregoing Articles of Incorporation freely and voluntarily for the uses and purposes therein expressed

WITNESS my hand and official seal this 12 day of July, 2007.

  
NOTARY PUBLIC

My Commission Expires:

(Notary Seal)



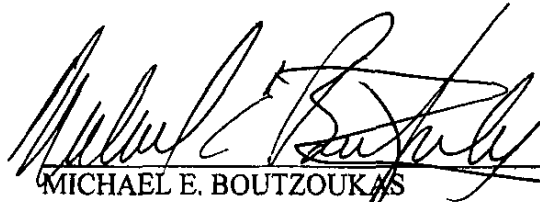
**CERTIFICATE DESIGNATING A REGISTERED OFFICE AND A REGISTERED AGENT FOR THE SERVICE OF PROCESS WITHIN THIS STATE**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

DRAKE ESTATES HOMEOWNER'S ASSOCIATION, INC., a Florida Corporation Not for Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, at 6640 Nathan Ct., Wesley Chapel, FL 33544 has named Michael E. Boutzoukas located at 111 N. Belcher Rd. Suite 201, Clearwater, FL 33765 as its agent to accept service of process within this State.

**ACKNOWLEDGMENT**

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

  
MICHAEL E. BOUTZOUKAS

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07 JUL 19 AM 9:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA