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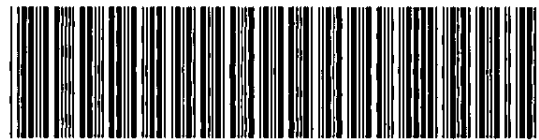
(Business Entity Name)

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DIVISION OF CORPORATIONS

MAY 13 2016
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CORPORATION SERVICE COMPANY
1201 Hays Street
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Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 141634 7509001

AUTHORIZATION :

COST LIMIT : \$70.00



ORDER DATE : May 13, 2016

ORDER TIME : 12:49 PM

ORDER NO. : 141634-005

CUSTOMER NO: 7509001

DOMESTIC FILING

NAME: IDLEWILD ACRES HOMEOWNERS'
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
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Melissa Zender - EXT. 62956

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
of
IDLEWILD ACRES HOMEOWNERS' ASSOCIATION, INC.

I, the undersigned, by and under the provisions of Chapters 617 and 720, Florida Statutes, providing for the formation, liability, rights, privileges and immunities of a corporation not-for-profit, do hereby declare as follows:

ARTICLE I. - NAME OF CORPORATION

The name of this corporation shall be IDLEWILD ACRES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit, hereinafter referred to as the "Association".

ARTICLE II. - GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the residential subdivision located in Pasco County, Florida, to be known as Idlewild Acres, as more particularly described in the subdivision plat thereof to be recorded in the Public Records of Pasco County, Florida, and to perform all acts provided in the Declaration of Covenants, Conditions and Restrictions for said residential subdivision, and all exhibits thereto, as duly amended from time to time, and the provisions of Chapters 720 and 617, Florida Statutes (2015).

ARTICLE III. - POWERS

The Association shall have all of the statutory powers of a corporation not-for-profit and all of the powers and duties set forth the Declaration of Covenants, Conditions and Restrictions of Idlewild Acres and all exhibits attached thereto, as duly amended from time to time, and the powers and duties set forth in Chapters 720 and 617, Florida Statutes (2015).

ARTICLE IV. - MEMBERS

All persons owning a vested present interest in the fee title to a Lot, as defined in the Declaration of Covenants, Conditions and Restrictions of Idlewild Acres, which interest is evidenced by a duly recorded proper instrument in the Public Records of Pasco County, Florida, shall be Members of the Association. The foregoing is not intended to include persons or entities who hold an interest in any such Lot merely as security for the performance of an obligation. Membership shall terminate automatically and immediately at the time a Member's vested interest in the fee title in and to his or her Lot terminates.

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The change of Membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance transferring fee title to the Lot.

Membership shall be appurtenant to and shall not be separated from ownership of the Lot.

Prior to the recording of the Declaration of Covenants, Conditions and Restrictions and the conveyance of the first Lot by the Declarant, Irene C. Roach, the Declarant, shall constitute the sole Member of the Association.

ARTICLE V.- VOTING RIGHTS

The Association shall have one class of Membership. Members shall be entitled to one (1) vote per Lot at Membership meetings. When more than one (1) person owns a Lot in Idlewild Acres, the one (1) vote for that Lot shall be exercised as they, among themselves, determine and advise the Secretary of the Association, in writing, prior to the time the meeting is called to order, but in no event shall more than the one (1) vote allocated to that Lot be cast, and the vote will not be divided among the Owners of any one Lot. In the absence of any such notification to the Secretary of the Association, the vote allocated to the Lot shall be suspended if more than one (1) person seeks to exercise it. If a Member owns more than one (1) Lot, such Member shall have the right to cast the one (1) vote allocated to that Lot for each Lot owned.

ARTICLE VI.- INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its Members, except as compensation for services rendered, and then only to the extent allowed by Chapter 720, Florida Statutes (2015).

ARTICLE VII.- EXISTENCE

The Association shall exist perpetually unless dissolved according to law. However, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to one of the following: (1) local government units, including counties and municipalities; (2) active water control districts, drainage districts, Community Development Districts, Special Assessment Districts, or water management districts; (3) state or federal agencies; (4) duly constituted communication, water, sewer, stormwater, electrical, or other public utilities; (5) construction permittees; or (6) non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations; provided that any non-profit corporation shall have sufficient powers to (a) own and convey property; (b) operate and

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perform maintenance of the permitted project on common property as exempted or permitted by the Agency; (c) establish rules and regulations governing membership or take any other actions necessary for the purposes for which the corporation or association was organized; (d) assess members for the cost of operating and maintaining the common property, including the stormwater management system, and enforce the collection of such assessments; (e) sue and be sued; (f) contract for services to provide for operation and maintenance (if the association contemplates employing a maintenance company); (g) require all owners of real property or units to be members of the corporation or association; and (h) demonstrate that the land on which the system is located is owned or other wise controlled by the corporation or association to the extent necessary to operate and maintain the system or convey operation and maintenance to another entity.

**ARTICLE VIII.- REGISTERED OFFICE, REGISTERED AGENT,
PRINCIPAL PLACE OF BUSINESS**

The registered office of the Association shall be at 19811 Roach’s Run, Land O’Lakes, Florida 34638, and the registered agent at such address shall be Irene C. Roach, until such time as another registered agent is appointed by resolution of the Board of Directors. The initial principal place of business of the Association shall be 19811 Roach’s Run, Land O’Lakes, Florida 34638.

ARTICLE IX.- NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) persons, as shall be designated by the Bylaws.

ARTICLE X.- BOARD OF DIRECTORS AND OFFICERS

The names and mailing addresses of the initial Board of Directors and officers are as follows:

<u>Name</u>	<u>Address</u>
KIMBERLY ROACH SAAVEDRA	19811 Roach’s Run Land O’Lakes, Florida 34638
SHERRI L. SHUMAN	19811 Roach’s Run Land O’Lakes, Florida 34638
WENDY S. NEAL	19811 Roach’s Run Land O’Lakes, Florida 34638

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Except as expressly authorized pursuant to Chapter 720, Florida Statutes (2015), the Directors shall not be compensated by the Association for their services as Directors.

ARTICLE XI.- RECALL AND REMOVAL OF DIRECTORS

Subject to provisions of Sections 720.307 and 720.303(10) Florida Statutes (2015), and any rules and regulations promulgated pursuant thereto, members of the Board of Directors may be recalled from office with or without cause, by the affirmative vote of a majority of the total voting interests of the Association.

ARTICLE XII.- INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association to the maximum extent required and allowed by Florida law. The Association may purchase and maintain insurance on behalf of all officers and Directors against any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

ARTICLE XIII.- BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors of the Association and may be altered, amended or rescinded in the manner provided in such Bylaws.

ARTICLE XIV.- AMENDMENT

These Articles of Incorporation may be amended as set forth in Chapters 617 and 720, Florida Statutes (2015); provided, however, that any such amendment shall be approved by at least two-thirds (2/3rds) of the total voting interests of the Association.

The name and street address of the subscriber to these Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
IRENE C. ROACH	19811 Roach's Run Land O'Lakes, Florida 34638

The undersigned, being the Incorporator of this corporation, for the purpose of forming this corporation not for profit under the laws of the State of Florida, has executed these Articles of

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Incorporation this 10 day of May, 2016.

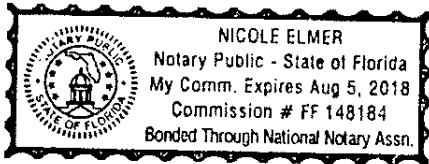
Irene C Roach
IRENE C. ROACH

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me, a notary public authorized to take acknowledgments in the State and County set forth above, this by IRENE C. ROACH, who is personally known to me and who did not take an oath, and he acknowledged to and before me that she executed said Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal this 10th day of May, 2016, in the aforesaid County and State.

NOTARY PUBLIC



Nicole Elmer
Signature of Notary Public

NICOLE ELMER
Printed Name of Notary Public
Commission Number: FF 148184
My Commission Expires: Aug. 5, 2018

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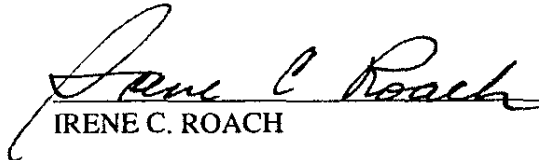
**CERTIFICATE DESIGNATING REGISTERED AGENT
AND STREET ADDRESS FOR SERVICE OF PROCESS
WITHIN FLORIDA**

Pursuant to Section 48.091, Florida Statutes, IDLEWILD ACRES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, desiring to organize under the laws of the State of Florida, hereby designates IRENE C. ROACH, whose address is 19811 Roach's Run, Land O'Lakes, Florida 34638, as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the above named corporation, at the place designated herein, I hereby state that I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity

Dated the 10 day of May, 2016.


IRENE C. ROACH

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