

N26894

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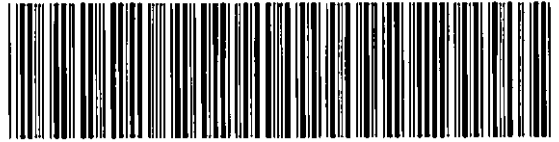
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COULD

ARTICLES OF INCORPORATION

OF

THE [REDACTED] COMPANY, INCORPORATED IN

the State of Florida

CHAPTER

ARTICLE I

DEFINITIONS

The words used in these articles shall have the meanings herein defined, unless the context clearly indicates otherwise. The words "company", "corporation", "we", "us" and "our" shall mean the [REDACTED] Company, Incorporated in Florida.

ARTICLE II

NAME

The name of the corporation shall be [REDACTED]

The corporation shall have the right to change its name at any time.

The corporation shall have the right to do business under any name which it may choose to use.

ARTICLE III

PURPOSES

The purpose of the corporation shall be to engage in any lawful business that may be profitable.

The corporation shall have the right to do any and all things that are necessary or convenient to carry out its purposes.

2. to own, acquire, manage, control, operate, or maintain or improve subject to the provisions of the Declaration any other property for which the Association has a duty, to provide such services, as well as a personal property located on the Property or associated with it;

3. to own, acquire, build, operate and/or maintain streets, roads, security, lighting and recreation facilities, all for the benefit of the Owners of the Properties, including but not limited to: parks, entry features, landscape, fountains, concrete walls and recreational features, open spaces, playground buildings, structures and personal properties incident thereto, hereinafter referred to as the "Common Properties"; and

4. to fix assessments (or charges) to be levied upon the Properties and/or the Owners of any part or parcel within the Properties;

5. to enforce the Declaration and any and all rules and regulations and other agreements applicable thereto;

6. to pay taxes, if any, and insurance on the Common Properties and any other portions of the Properties and fees for in the Declaration or any other recorded covenants and restrictions applicable to the Properties;

7. to supplement municipal services;

8. insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the Owners, residents, licensees and invitees of the Properties as is outlined in these Articles, the By-laws, or the Declaration.

ARTICLE IV

POWERS

The powers of the Community Association shall include the following:

A. The Community Association shall have all of the powers and statutory powers of a corporation not-for-profit in the State of Florida not in conflict with the terms of these Community Articles.

B. The Community Association shall have all the powers and duties set forth in the covenants and restrictions recorded against the Properties in addition to all of the powers and duties reasonably necessary to own, operate, maintain, repair

and replace the Common Properties and to provide such services as are required for the benefit of the Owners of Lots or Dwelling Units contained in the Properties from time to time including, but not limited to, the following:

1. To establish, levy and assess, and collect, such Assessments as may be necessary to operate the Community Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors.

2. To purchase insurance as set forth in the Declaration.

3. To reconstruct improvements after casualty and to make additional improvements to the Common Properties.

4. To promulgate and amend reasonable regulations respecting the use of the Common Properties and all the Properties.

5. To enforce by legal means the provisions of the covenants and restrictions recorded against the Properties, these Community Articles, the By-laws of the Community Association (the "Community By-laws"), and the Rules and Regulations of the Community Association.

6. To contract for the management of the Properties and to delegate to such contractor all powers and duties of the Community Association, except such as are specifically required by the covenants and restrictions recorded against the Properties to have approval of the Board of Directors or the Membership of the Community Association.

7. To contract for the management or operation of portions of the Properties susceptible to separate management or operation, and to lease such portions.

8. To employ personnel to perform the services required for proper operation of the Properties.

9. To adopt and establish the Community By-laws for the operation of the Community Association; and

10. To contract with public or private utility companies for purposes of providing utility services to the Properties and private companies for private television services.

C. The powers of the Community Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and any other covenants and

restrictions recorded against the Properties, and the Community By-laws. Nothing herein shall be construed to obligate the Community Association to exercise its powers or any of them unless the language used clearly indicates an obligation to do so.

ARTICLE V

MEMBERSHIP

1. Every person or entity who is or shall become a record Owner of a fee or undivided fee interest in any Lot or Dwelling Unit or Land Segment in the Properties (as defined in the Declaration), which is or shall be subject to the Declaration, shall be a member ("Member") of this Community Association from the date such Member acquires record title to a Lot, Dwelling Unit, or Land Segment, provided that any such person or entity which holds such interest merely as a security for the performance of an obligation shall not be a Member.

2. A change in membership in the Community Association shall be established by recording in the Public Records of Orange County, Florida, a deed or other instrument establishing record title to a Lot or Dwelling Unit or Land Segment in the Properties. Upon the delivery to the Community Association of a recorded copy of such instrument, the Owner designated by such instrument shall thereby become a Member of the Community Association, and the membership of the prior Owner shall at that time be terminated.

3. The interest of any Member in the Common Properties or in the funds and assets of the Community Association cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as authorized by the Declaration, these Community Articles, or the Community By-laws.

ARTICLE VI

TERM

This Corporation shall have perpetual existence.

ARTICLE VII

THE SUBSCRIBERS

The names and post office addresses of each subscriber of these Community Articles are as follows:

Charles D. Robbins 2400 AmeriFirst Building
One Southeast Third Avenue
Miami, Florida 33131

Suzanne C. Arnason 2400 AmeriFirst Building
One Southeast Third Avenue
Miami, Florida 33131

Fleta A. Netter 2400 AmeriFirst Building
One Southeast Third Avenue
Miami, Florida 33131

ARTICLE VIII

OFFICERS

The Officers shall be a President, a Vice President, a Secretary and a Treasurer. The President and the Secretary shall be members of the Board of Directors. The officers shall be chosen by a majority vote of the Board of Directors. All officers shall hold office during the pleasure of the Board of Directors. The offices of Secretary and Treasurer may be held by the same individual.

The affairs of the Community Association shall be administered by the officers designated in the Community By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the Annual Meeting of the Members of the Community Association, (as provided in the Community By-Laws) 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:

<u>OFFICE</u>	<u>NAME</u>	<u>ADDRESS</u>
President	Mr. C. Philip Wallis	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Secretary/ Treasurer	Ms. Jean Trinder	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Vice President	Mr. Dennis Quinn	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707

ARTICLE IX

BOARD OF DIRECTORS

The affairs of the Community Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than fifteen (15) persons, who need not be Members of the Community Association.

The names and addresses of those persons who are to act as Directors until the election of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Mr. C. Philip Wallis	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Ms. Jean Trinder	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Mr. Dennis Quinn	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707

The method of election and appointment of Directors is or will be set forth in the Declaration and By-Laws of the Association. Such procedure limits the rights of Members to only elect certain Directors.

ARTICLE X

BY-LAWS

The Community By-laws may be made, altered, amended or rescinded by a two-thirds (2/3) vote of the members of the Board of Directors present at a duly called meeting of the Board, or by two-thirds (2/3) of the votes of all Voting Members present in person at a duly called meeting of the Membership; provided that those provisions of the By-laws which are governed by these Community Articles may not be amended except as provided in these Community Articles. No amendment shall be considered effective unless it is recorded in the public records of Orange County, Florida.

ARTICLE XI

AMENDMENT TO THE ARTICLES OF INCORPORATION

These Community Articles may be amended by the Members by two-thirds (2/3) of the votes of all the Voting Members at a duly called meeting of the Membership, provided that, as long as the Declarant, AmeriFirst Development Corporation, owns a Lot, Dwelling Unit or Land Segment in the Properties, no such amendment may be made without the consent of the Declarant. No such Amendment shall materially affect or interfere with the rights of Owners or lienors. Declarant shall have the right at any time within five (5) years from the date hereof to amend these Articles to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions to these Articles for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration, the Veterans Administration, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation, so long as such amendments do not materially affect vested property rights of Owners, lienors, or mortgagees. Such Amendment need be executed and acknowledged by the Declarant only, and need not be approved by the Community Association, Owners, lienors and mortgagees of Lots, Dwelling Units or Land Segments, whether or not elsewhere required for amendments.

ARTICLE XII

VOTING RIGHTS/"TURNOVER" OF COMMUNITY ASSOCIATION

A. Voting Rights:

The Community Association shall have two classes of voting membership:

1. Class "A": Class "A" Members shall be all those Owners as defined in Article V hereof with the exception of one Declarant, a person or entity, including a builder, (a "Land Segment Owner") who owns a Lot, Dwelling Unit or Land Segment, whether it is improved or unimproved, for resale to another party for occupancy, shall be a Class "A" Member. Class "A" Members shall be entitled to one vote for each Lot, Dwelling Unit or for each Property Unit assigned to a Land Segment in which each holds the interest required for Membership by Article V. When more than one person holds such interest, all such persons shall be Members, and the vote for such Lot, Dwelling Unit or Land Segment shall be exercised as they among themselves determine; but in no event shall more than one vote be cast with respect to any such Lot or Dwelling Unit, or with regard to each Property Unit assigned to a Land Segment. However, voting by Members shall be limited to voting through Districts and Neighborhood Committees or Neighborhood Associations as set forth in the Declaration and Community Bylaws.

2. Class "B":

(a) The Class "B" Member shall be the Declarant, Deer Run South Land Joint Venture. The Class "B" Member shall be entitled to two votes for each Lot and Dwelling Unit or each Property Unit assigned to a Land Segment owned by

1. Election and Term of Office

(a) The initial board of directors will be three (3) persons, all appointed by the Declarant.

(b) Within sixty (60) days after the time the Class B members other than the Declarant hold title to thirty percent (30%) of the Dwelling Units permitted by the Master Land Use Plan for the property described in Exhibits "A" and "B" or whenever the Class "B" member earlier determines, the Association shall call a special meeting at which the voting members other than the Declarant shall elect one (1) of the five (5) directors. (The remaining four (4) directors shall be appointed of the Declarant). This voting member shall be elected from the community at large. This "at large" director term shall expire at

the next annual meeting or at the occurrence of the following event whichever is quicker. If the directors' term ends at the annual meeting, a successor shall be elected as described above for one (1) year term.

(c) Within sixty (60) days after the time the Class "A" members, other than the Declarant, hold title to fifty percent (50%) of the Dwelling Units permitted by the Master Land Use Plan for the Property described in Exhibits "A" and "B" or whenever the Class "B" member earlier determines, the Association shall call a special meeting at which the voting members other than the Declarant shall elect an additional director from the community at large. The Declarant shall vacate one seat on the Board of Directors keeping the board at five members. The "at large directors" shall remain in office until the next annual meeting, or until the occurrence of the following event whichever is quicker. If the directors' term ends at the annual meeting, successors shall be elected for one (1) year term by the voting members.

(d) Within ninety (90) days after seventy-five percent (75%) of the Dwelling Units have been conveyed to owners, the Class "A" members will elect a seven member board of directors using Districts voting. The Declarant's veto will remain in effect until one hundred percent (100%) of the Lots, Dwelling Units or Commercial Acres have been conveyed to Owners. The number of open seats on the board each year will be limited to three (3) or four (4) as the terms will be staggered on an annual basis.

(e) After the conveyance of seventy-five percent (75%) of the Dwelling Units to the Class "B" members the Country Club will be entitled to obtain one (1) permanent seat on the Board of Directors by the voting of Country Club Members. Voting for the Country Club will be based on one vote per fifty (50) members or fraction thereof.

(f) In the event of an increase in the number of Districts, the voting members from such districts shall automatically become members of the Board and shall serve for so long as they are voting members. In the event of a decrease in the number of districts, the voting members from such dissolved districts shall automatically be removed from the Board.

(g) If at any time the number of Districts is an even number for a period of more than six (6) months, the Board of Directors may, but shall not be required to call for the election of a director at large. This director shall be elected as is outlined in the bylaws and shall serve at the pleasure of the Board of Directors.

(i) In the event of the death, disability, or resignation of a director, his or her predecessor shall be selected by the district in the same manner as provided in the initial selection.

(ii) The Declarant's veto vote fully described in Section 5 of this Article shall remain in effect until one hundred percent (100%) of the Lots, Dwelling Units in the Commercial, Acres and Country Club has been conveyed to the Members.

4. Turnover. Control of the Community Association will be transferred from the Declarant to the Class "A" Members, at such time as the Owners, other than the Declarant shall elect the majority of the Members of the Board of Directors, as provided in the Declaration ("Turnover"). The meeting of the Members at which such election of the majority of the Board of Directors by the Owners occurs, as specified in the Declaration, shall be referred to as the "Turnover Meeting".

ARTICLE XIII

ADDITIONS TO PROPERTIES

Additions to the Properties may be made only in accordance with the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties. Such additions, when properly made under the Declaration or other applicable covenants and restrictions, shall extend the jurisdiction, functions, duties and membership of this Community Association to such properties.

ARTICLE XIV

MERGER AND CONSOLIDATIONS

Subject to the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties, and to the extent permitted by law, the Community Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose.

ARTICLE XV

DEDICATION OF PROPERTIES OR TRANSFER
OF FUNCTION TO PUBLIC AGENCY OR UTILITY

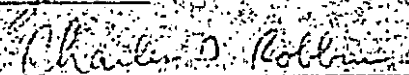
The Community Association shall have power to dispose of its real properties only as authorized under the Declaration.

ARTICLE XVI

DISPOSITION OF ASSETS UPON DISSOLUTION

Upon dissolution of the Community Association, which shall require the consent of two-thirds (2/3) of the Members of each class of Membership acting through their Voting Members, the assets, both real and personal, of the Community Association shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Community Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Community Association. No such disposition of the Community Association's properties shall be effective to divest or diminish any right or title vested in any Member under the recorded Declaration or other covenants and deeds applicable to the Properties unless made in accordance with the provisions of the Declaration or such covenants and deeds.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands this 9th day of June, 1988.


Charles D. Robbins


Suzanne C. Arnason


Flora A. Netter

STATE OF FLORIDA)
) SS:
COUNTY OF)

BEFORE ME, the undersigned authority, personally appeared Charles D. Robbins, Suzanne C. Arnason, and Flota A. Hetter, who are to me well known to be the persons described in and who subscribed the above and foregoing Articles of Incorporation; and they have freely and voluntarily acknowledged before me according to law that they made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 17th day of July, 1988.

[Signature]

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

SCA0297

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

In compliance with the laws of Florida, the following
is submitted:

That DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida with
its principal place of business in the City of Miami, State of
Florida, has named Charles D. Robbins, Esq., Blackwell Walker,
Succell & Hoehli, located at 3400 AmeriFirst Building, One
Southeast Third Avenue, Miami, Florida, 33131, as its agent to
accept service of process within Florida.

DEER RUN SOUTH COMMUNITY
ASSOCIATION, INC.

By: Charles D. Robbins

By: Virginia A. Robbins

By: W. H. C. Robbins

Date: June 9, 1988

Having been named to accept service of process for the
above Corporation at the place designated in this Certificate, I
hereby agree to act in this capacity, and I further agree to
comply with the provisions of Florida law relative to the proper
and complete performance of my duties.

Charles D. Robbins
CHARLES D. ROBBINS
Registered Agent

SCA0297

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST.

CORPORATION
ANNUAL REPORT
1989



FLORIDA DEPARTMENT OF STATE
 Jim Sison
 Secretary of State
 DIVISION OF CORPORATIONS

Filing Fee of \$35 Required - Make Checks Payable to Secretary of State

1. Name and Address of Corporation Principal Office
 ZIP
 33131
 26894 8
DEER-RUN SOUTH COMMUNITY ASSOCIATION, INC
CHARLES D. ROBBINS, ESQ. (BLACKELL, WALKER)
2400 AMERIFIRST BLDG ONE SE THIRD AVE
MIAMI, FL 33131

2. Extra Charge if Address of Corporation Principal Office, P.O. Box, or Street Address is P.O. Box
 Street Address
 P.O. Box
 City and State
 Zip Code

3. Date Report Due to Secretary of State
 To Be Reported By: **06/10/1989**

4. Federal Employer Identification Number: **APPLIED FOR**

5. Name and Street Address of Each Office and Director, as of December 31, 1988

Name of Officer and Director	Street Address of Office and Director	City and State
P/D WALLIS, C. PHILIP	1211 SEMORAN BLVD., 4289	CASSELBERRY, FL
S/T/D TRINDER, JEAN	1211 SEMORAN BLVD., 4289	CASSELBERRY, FL
D/O QUINN, DENNIS	1211 SEMORAN BLVD., 4289	CASSELBERRY, FL
<i>J/D Russell, Tom's</i>	<i>1211 Semoran Blvd. # 289</i>	<i>Casselberry, FL</i>

REGISTERED AGENT INFORMATION

6. Name and Address of Registered Agent
ROBBINS, CHARLES D.
BLACKELL, WALKER, PASCELL & HOEHL
2400 AMERIFIRST BLDG ONE SE THIRD AVE
MIAMI, FL 33131

7. Street Address of Office of Registered Agent
 Street Address (No P.O. Box)
 City and State
FL

8. Registered Agent must be a resident of Florida and a natural person, or a corporation, partnership, or limited liability company, organized under the laws of the State of Florida, and authorized by the certificate of incorporation or articles of partnership or limited liability company to act as a registered agent for the corporation or partnership in Florida. The registered agent must be a resident of Florida or a corporation, partnership, or limited liability company organized under the laws of the State of Florida.

9. Signature of Registered Agent
 Signature: *C. Phillip Wallis*

10. Date of Report
 Date: **6/23/89**

11. Name and Title of Reporting Officer
 Name: **C. Phillip Wallis**
 Title: **President**

12. Telephone Number
 Telephone Number: **307-657-3143**

FILE NOW! THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST.

CORPORATION
ANNUAL REPORT
1990



FLORIDA DEPARTMENT OF STATE
OFFICE OF CORPORATIONS

Payable to: **Florida Department of State, Office of Corporations**

Name and Address of Corporation Principal Office:
N26894 8
ZIP + 4 PRESORT
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.
CHARLES D. ROBBINS, ESQ. (BLACKELL, WALKER)
2400 AMERIFIRST BLDG., ONE SE THIRD AVE.
MIAMI, FL 33131

2. If Address in Block 1 is incorrect in any way enter the correct address below. P.O. Box number alone is NOT sufficient. The NAME of the corporation must be shown (even if using an amendment).
Street Address:
One S.E. Third Ave., #1600
P.O. Box No.:
City and State:
Miami, FL
Zip Code:
33131-1710

3. Date incorporated in Florida: **06/10/1988** 4. F.E.I. No.: **APPLIED FOR 59-2969691** 5. F.E.I. Number Applied For: **59-2969691**

6. Name and State Address of Each Officer and Director (Do not use the address of the office or home of the officer or director.)

Name of Officer and Director	Street Address of Each Officer and Director (Do not use the address of the office or home of the officer or director.)	City and State
P/D WALLIS, C. PHILIP	1211 SEMORAN BLVD., #289	CASSELBERRY, FL
S/T/D TRINDER, JEAN	1211 SEMORAN BLVD., #289	CASSELBERRY, FL
V/D RUSSELL, JAMES	1211 SEMORAN BLVD #289	CASSELBERRY, FL

REGISTERED AGENT INFORMATION

Name and Address of Registered Agent:
ROBBINS, CHARLES D.
BLACKELL, WALKER, FASCELL & HOEHL
2400 AMERIFIRST BLDG., ONE SE THIRD AVE.
MIAMI, FL 33131

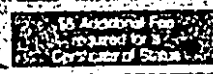
Name of Registered Agent:
William H. Walker, III
Street Address (Do NOT use P.O. Box Number):
11800 S.W. 147th Avenue
City and State:
Miami, FL
Zip Code:
33196-2500

I, the undersigned, being a resident of this State and a duly qualified and licensed agent under the laws of the State of Florida, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signature: *W.H. Walker, III* Date: **6/22/90**
Registered Agent

Signature: *C. Philip Wallis* Date: **March 22, 1990**
President

Name of Secretary or Treasurer: **C. Philip Wallis** Title: **President**



N26894

LOWNDES DROSDICK DOSTER KANTOR & REED

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

718 NORTH EDLA DRIVE
POST OFFICE BOX 2809
ORLANDO, FLORIDA 32803-2808

TELEPHONE (407) 843-4800

TELECOPIER (407) 423-4495

January 31, 1991

ERNEST R. DROSDICK (1924-1987)
WILLIAM A. BERRY
DALE A. BURDET
SHEILA LUPTA DROSDICK
WILLIAM E. DOSTER, JR.
STEPHEN C. DUNEGAN
RICHARD A. FIELDS
THOMAS E. FRANCIS
JULIA L. FREY
LOUIS FREY, JR.
LINDA J. GORDON
ROBERT F. HIGGINS
LEAH A. JOHNSON
GARY W. KALITA
HAL H. KANTOR
JOSEPH A. LAM
A. SIMBARD LEE
JOHN F. LOWNDES
TIMOTHY J. MADON
DAVID E. PETERSON
NICHOLAS A. ROME
SHAWN D. RADER
JOHN A. REED, JR.
JOSEPH A. RYAN
MARGARET M. SCHREIBER
ELIZABETH J. SHERIDAN
JAMES W. SPOONHORN
SCOTT E. THOMPSON
JOHN C. TROTTER
TERRY C. TULLER

LINDA WILLIAMS ALLEN
MICHAEL A. BARCOM
WILLIAM R. BIRD, JR.
WALTER G. BRENNER
W. SCOTT CALHOUN
CHARLES C. CARRINGTON
CASEY H. CROWLIGH
WALTER COSTOLO
JAMES H. COURTNEY
CHRISTOPHER C. CURR
D. PAUL DITCHEK, II
WILLIAM T. DYMOND, JR.
VERNETT E. ELLI
BARRY L. EBY
JAMES A. HOCTON
JAMES E. KATZMANN
JOSEPH S. KERN
LINDA C. MALLISTER
DANIEL J. MINTOSH
M. GREGORY MUELLER
M. DONALD WIGGAS
DONALD A. WYERS, JR.
TODD WYTTENBERG
LEWIS B. RUTAN
CARLEEN M. SCHALLER
GARY E. SULLS
DAVID G. WHITFORD
MONEY RAISING
OF COUNSEL

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

Re: Deer Run South Community Association, Inc.

Dear Madam or Sir:

Enclosed for filing with the Secretary of State are Articles of Amendment to the Articles of Incorporation for the above-referenced corporation, together with a check from this law firm in the amount of \$87.50 to cover the cost of filing this document, \$35.00 of which represents the filing fee and \$52.50 for a certified copy of the Amendment.

Please send the certified copy to the undersigned at the address on this letterhead.

If you have any questions concerning this matter, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Very truly yours,

Pattie M. Callahan

Pattie M. Callahan
Legal Assistant to
Charles C. Carrington

Name	
Availability	ANAM
Document Examined	AR/151
Updated	
By	

Enclosures
87-15805
12064/25646

c: Mr. Michael Sawruk

ARTICLES OF AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

Pursuant to the provisions of Section 617.018 of the Florida Statutes, DEER RUN SOUTH COMMUNITY ASSOCIATION, INC., a not for profit corporation, adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the corporation is DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

2. The original Articles of Incorporation for the corporation were filed on June 10, 1988, and assigned Charter No. R26894.

3. By written consent of all the Directors of the corporation at a special meeting held on October 4, 1990, and approval by the Members of the corporation at the annual meeting held on November 30, 1990, said Directors and Members have agreed that the Articles of Incorporation of the corporation shall be amended:

4. Article I of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE I

NAME

The name of this corporation is EastWood Community Association, Inc.

5. Article XI of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE XI

AMENDMENT TO THE ARTICLES OF INCORPORATION

These Community Articles may be amended by the Members by two-thirds (2/3) of the votes of all the Voting Members at a duly called meeting of the Membership, provided that, as long as the Declarant, DRS Limited, a Florida limited partnership, owns a Lot, Dwelling Unit or Land Segment in the Properties, no such amendment may be made without the consent of the Declarant. No such Amendment shall materially affect or interfere with the rights of Owners or lienors. Declarant shall have the right at any time within five (5) years from the date hereof to amend these

FILED

Articles to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions to these Articles for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration, the Veterans Administration, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation, so long as such amendments do not materially affect vested property rights of Owners, lienors, or mortgagees. Such Amendments need be executed and acknowledged by the Declarant only, and need not be approved by the Community Association, Owners, lienors and mortgagees of Lots, Dwelling Units or Land Segments, whether or not elsewhere required for amendments.

6. Article XII, Section A(2) is amended to read as follows:

2. Class "B"

(a) The Class "B" Member shall be the Declarant, DRS Limited, a Florida limited partnership. The Class "B" Member shall be entitled to two votes for each Lot and Dwelling Unit or each Property Unit assigned to a Land Segment owned by it.

IN WITNESS WHEREOF, the President and Secretary of the corporation have executed these Articles of Amendment this 14 day of January, 1991 on behalf of the corporation.

DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

By: Michael Sawruk
Michael Sawruk, President

Charles Fletcher
Charles Fletcher, Secretary

FILED
JAN 15 1991
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me
this 16th day of September, 1991 by Michael Sawruk,
President, of Deer Run South Community Association, Inc., a
Florida corporation, on behalf of the corporation.

Charles A. [Signature]

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 15, 1994
BONDED THRU GENERAL BIL. LIND.

STATE OF FLORIDA
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me
this 16th day of September, 1991 by Charles Fletcher,
Secretary, of Deer Run South Community Association, Inc., a
Florida corporation, on behalf of the corporation.

William M. [Signature]

Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOVEMBER 15, 1994
BONDED THRU HUCKLEBERRY & ASSOCIATES

FILED
1991 SEP 17 11:00 AM
DEKALB COUNTY, FLORIDA

FILE NOW! CORPORATE STATUS WILL BE
DELINQUENT AFTER JULY 1ST

CORPORATION
ANNUAL REPORT
1991



FLORIDA DEPARTMENT OF STATE
Secretary of State
DIVISION OF CORPORATIONS

FILING FEE OF \$61.25 REQUIRED

DOCUMENT # NA6894

EastWood Community Association
1211 Semoran Blvd. Ste. 205
Casselberry, FL 32707

59-2969691

P/D	Michael Sawruk	1211 Semoran Blvd. Ste. 205	Casselberry, FL
VP/D	Andrew Pughe	1211 Semoran Blvd. Ste. 205	Casselberry, FL
T/D	C. Lawrence Schuler	1211 Semoran Blvd. Ste. 205	Casselberry, FL
S/D	Charles A. Fletcher	1211 Semoran Blvd. Ste. 205	Casselberry, FL

REGISTERED AGENT INFORMATION

William H. Walker, III
11800 S.W. 147th Ave.
Miami, FL 33196-9500

Michael Sawruk
1211 Semoran Blvd. Ste. 205
Casselberry, FL 32707

SIGNATURE: *Michael Sawruk* DATE: 6/05/91

SIGNATURE: *Michael Sawruk* DATE: 6/05/91
Michael Sawruk President 677-4400

FILING FEE OF \$61.25 REQUIRED - Make Checks Payable to: Secretary of State 68.75 Additional Fee required to a Certificate of Status

FILE NOW! CORPORATE STATUS WILL BE DELINQUENT AFTER JULY 1ST

CORPORATION
ANNUAL REPORT
1992



RECEIVED FEB 10 1992

FILING FEE \$61.25 Make Payable To: Secretary of State

DOCUMENT # N26894 (8)
EASTWOOD COMMUNITY ASSOCIATION, INC.
1211 SEMORAN BLVD
SUITE 205
CASSELBERRY FL 32707-6442

2. If a corporation in this state is not in compliance with the provisions of the Florida Statutes, the Secretary of State may, at his or her discretion, file a statement of delinquency in the public records.

3. This document is not valid unless it is accompanied by the required fee.

06/10/1988

06/18/1991 59-2969691

REGISTRATION FEE \$38.75 Annual Fee required for a Certificate of Status

OFFICE	NAME OF OFFICER AND DIRECTOR	ADDRESS	CITY AND STATE
P/D	SARRUK, MICHAEL	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
V/P/D	PUGHE, T. ANDREW	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
T/D	SCHULER, C. LAWRENCE	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
S/D	FLETCHER, CHARLES	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
D/I/S	RONALD N. SCHWARTZ	1211 SEMORAN BLVD., #205	CASSELBERRY, FL

REGISTERED AGENT INFORMATION

SARRUK, MICHAEL
1211 SEMORAN BLVD
SUITE 205
CASSELBERRY, FL 32707

Michael Sarruk

SIGNATURE *Michael Sarruk*
Michael Sarruk
Managing General Partner

Date 6/17/92
407 677-4400

File Now, Filing Fee after May 1 is \$225.00

CORPORATION
1993

DOCUMENT # N26894 (8)

EASTWOOD COMMUNITY ASSOCIATION, INC.
1211 SEMORAN BLVD STE 205
CASSELBERRY FL 32707-6442

06/10/1988 06/24/1992

592969691

\$875

21 2180 West S.R. 434
Suite 5000
Longwood, FL 32779 USA

22 12124 High Tech Avenue
Suite 300
Orlando, FL 32817 USA

9 SAHRUK, MICHAEL
1211 SEMORAN BLVD
SUITE 205
CASSELBERRY FL 32707

10 James W. Hart, Jr.
Sentry Management, Inc.
2180 West S.R. 434 Suite 5000
Longwood FL 32779 USA

P/D
SAHRUK, MICHAEL
1211 SEMORAN BLVD. #205
CASSELBERRY FL

D/V/S
RONALD H. SCHWARTZ
1211 SEMORAN BLVD. #205
CASSELBERRY FL

T/D
SCHULER, C. LAWRENCE
12124 HIGH TECH AVENUE, #205
CASSELBERRY FL

P/D
Michael Sawruk
12124 High Tech Avenue, Suite 300
Orlando, FL 32817
D/V/S
Pamela Romain
12124 High Tech Avenue, Suite 300
Orlando, FL 32817
T/D
C. Lawrence Schuler
12124 High Tech Avenue, Suite 300
Orlando, FL 32817

SIGNATURE

Michael Sawruk

President

(407) 281-6466

FILE NOW FILING FEE AFTER MAY 1 IS \$225.00

APPROVED
FILED
13 AM '70
SECRETARY OF STATE
TALLAHASSEE FLORIDA

CORPORATION
ANNUAL REPORT
1994
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

EASTWOOD COMMUNITY ASSOCIATION, INC.
DOCUMENT #
N26894 (8)

Principal Place of Business
1750 W. S.R. OF SUITE 500
LONGWOOD FL 32779
US
1214 HIGH TECH AVE
SUITE 300
ORLANDO FL 32817
US

DO NOT WRITE IN THIS SPACE
1. Date of Incorporation or Cancellation: 06/10/1988
2. Date of Last Report: 06/01/1993
3. Fiscal Year: 59-296869

2. Name of Officers
2a. President: JAMES W. HART
2b. Secretary: JAMES W. HART
2c. Treasurer: JAMES W. HART
2d. Director: JAMES W. HART

4. State of Incorporation: FL
5. Conditions of Status Desired: Active
6. Election Campaign: None
7. Mailed Return Form: \$5.00 May Be Added to Fees
8. The corporation has ready for recording tax return: Yes No

9. Name and Address of Current Registered Agent:
HART JAMES W.
SEITRY MANAGEMENT, INC.
2150 WEST S.R. 434, SUITE 5000
LONGWOOD FL 32779

10. Name and Address of New Registered Agent:
11. State: FL

12. FILING INFORMATION
13. CHANGES TO OFFICERS AND DIRECTORS

NAME	ADDRESS	DATE	TYPE
P.D. SAWYER MICHAEL	12124 HIGH TECH AVE. SUITE 300 ORLANDO FL		
D.V.S. ROMAN PAMELA	12124 HIGH TECH AVE. SUITE 300 ORLANDO FL		
L.D. SCHULER C. LAWRENCE	12124 HIGH TECH AVE. SUITE 300 ORLANDO FL		

NAME	ADDRESS	DATE	TYPE
V/S/D. BERGE CATHERINE	12124 HIGH TECH AVE. SUITE 300 ORLANDO FL 32817		

14. SIGNATURE: *C. Lawrence Schuler*
C. Lawrence Schuler 3/10/94 407-281-6466