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11140 BASSSETT RD. J200-2007  
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1114 222-0300

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LEGAL & FINANCIAL SERVICE ACCOUNT NO. : 072100000032

REFERENCE : 061530 80520A

AUTHORIZATION : *Patricia Pappete*

COST LIMIT : \$ 122.50

ORDER DATE : August 21, 1996

ORDER TIME : 4:44 PM

ORDER NO. : 061530

CUSTOMER NO: 80520A

CUSTOMER: Donald F. Perrin, Esq  
BRANNEN STILLWELL & PERRIN, PA

320 Highway 41 South

Inverness, FL 34450

DOMESTIC FILING

NAME: JAMES ISLAND HOMEOWNERS'  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

*634-  
W96-176602*

55 AUG 22 PM 2:12

STATE  
CLERK  
ADAMS

*af*  
*8/23/96*



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

**RESUBMIT**

Please give original  
submission date as file date

August 22, 1996

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: JAMES ISLAND HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: W96000017662

We have received your document for JAMES ISLAND HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 496A00039936

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96 AUG 22 PM 4:12  
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION  
OF

JAMES ISLAND HOMEOWNERS' ASSOCIATION, INC.

A Florida Corporation Not For Profit

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STATE  
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The undersigned incorporator of these Articles associates herself for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopts the following Articles of Incorporation.

ARTICLE I  
NAME

The name of this corporation is JAMES ISLAND HOMEOWNERS' ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association", these Articles of Incorporation as the "articles" and the bylaws of the association as the "bylaws."

ARTICLE II  
TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III  
PURPOSE

The purpose and objects of the corporation are such as authorized under Chapter 617 of the Florida Statutes and specifically include the ownership, maintenance, preservation, administration and management of certain lands and improvements serving homeowners in the development known as JAMES ISLAND, located in Citrus County, Florida. This corporation is organized and operated solely for administration and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private

member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessment that would otherwise be required in the following year.

#### **ARTICLE IV MEMBERS**

The qualifications of members and the manner of their admission shall be as regulated by the bylaws.

#### **ARTICLES V INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is 1389 South Waterview Drive, Inverness, FL 34450 and the initial registered agent of this corporation is DEBRA FREDRICK. The principal address shall be the same as the registered office.

#### **ARTICLE VI FIRST BOARD OF DIRECTORS**

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

H. WAYNE OSWALD

1380 S. Waterview Drive  
Inverness, FL 34450

BILL ROTH

1440 S. Waterview Drive  
Inverness, FL 34450

BRYAN FREDRICK

1389 S. Waterview Drive  
Inverness, FL 34450

ARTICLE VII  
INCORPORATOR

STATE  
RECORD  
55/11302 PM 2:12

The name and address of the incorporator to these Articles is as follows:

DEBRA FREDRICK

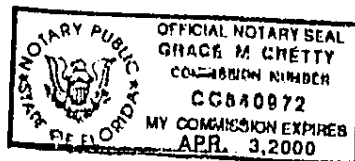
1389 S. Waterview Drive  
Inverness, FL 34450

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of  
Incorporation on the \_\_\_\_ day of \_\_\_\_, 1996.

DEBRA FREDRICK

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_,  
1996 by DEBRA FREDRICK.



Notary Public

Name:

Commission Expires:

Commission No.:

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for JAMES ISLAND  
HOMEOWNERS' ASSOCIATION, INC. at the place designated in these Articles, I agree to act  
in this capacity and I further agree to comply with the provisions of all statutes relative to the  
property and complete performance of my duties.

DATED this \_\_\_\_ day of \_\_\_\_, 1996.

DEBRA FREDRICK, Registered Agent