

N 97000006460

Date: October 29, 1997

Florida Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

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Ref: Trails End Homeowners Association, Inc.

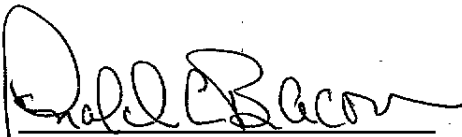
Ladies/ Gentlemen:

Enclosed please find the Articles of Incorporation, together with one copy of same and my check in the amount of \$122.50. Please file the Articles of Incorporation, issue and return to me a certified copy of same, together with my Charter.

Should you have any questions or wish further information, please do not hesitate to contact me.

Thank you for your cooperation and assistance herein.

Yours very truly,



Donald C. Bacon
1955 North Tropical Trail
Merritt Island, Florida 32953
Phone: 407-452-1731

Mailing address:
PO Box 541106
Merritt Island, Florida 32954.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Date: November 10, 1997

Freida Chesser, Corporate Specialist
Florida Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Subject: Trails End Homeowners Association, Inc.
Ref. Number: W970000249111
Letter Number: 897A00053123

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dear Freida,

In accordance with your letter No. 897A00053123, please find enclosed the revised Articles of Incorporation, together with one copy of same along with a copy of your letter. Please file the Articles of Incorporation, issue and return to me a certified copy of same, together with my Charter.

Should you have any questions or wish further information, please do not hesitate to contact me.

Thank you for your cooperation and assistance herein.

Yours very truly,



Donald C. Bacon
1955 North Tropical Trail
Merritt Island, Florida 32953
Phone: 407-452-1731

Mailing address:
PO Box 541106
Merritt Island, Florida 32954.



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 3, 1997

DONALD C BACON
P O BOX 541106
MERRITT ISLAND, FL 32954

SUBJECT: TRAILS END HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W97000024911

We have received your document for TRAILS END 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):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of 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 (850) 487-6904.

Freida Chesser
Corporate Specialist

Letter Number: 897A00053123

**ARTICLES OF INCORPORATION
OF
TRAILS END HOMEOWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A Florida Not For Profit Corporation

The undersigned, desiring to form a corporation not for profit, pursuant to the laws of the State of Florida, and especially under and by virtue of "CHAPTER 617, CORPORATIONS, NOT FOR PROFIT," of Florida Statutes, hereby certify as follows:

ARTICLE I - CORPORATE NAME

The name of the corporation is: TRAILS END HOMEOWNERS ASSOCAITON, INC.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1955 N. Tropical Trail, Merritt Island, Florida 32953.

Mailing Address: P.O. Box 541106, Merritt Island, FL 32954-1106

ARTICLE III - CORPORATE NATURE AND DURATION

This is a nonprofit corporation, organized pursuant to the Florida Corporations Not For Profit Law set forth in Section 617 of the Florida Statutes. This corporation shall commence its existence on with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. This Corporation shall exist perpetually, unless dissolved under provisions of its constitution, By-Laws or the Florida Statutes.

ARTICLE IV - GENERAL AND SPECIFICE PURPOSES

The purposes for which this corporation is organized are as follows:

(1) To operate as a corporation not for profit pursuant to Chapter 617 of the *Florida Statutes*.

(2) To maintain, manage, own, and operate all properties owned by the Corporation, to undertake to perform acts and duties incident thereto, and to own, operate, lease, sell, trade or otherwise deal with such property, whether real or personal, as may be necessary or convenient in the management of such property.

(3) To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the Corporation.

ARTICLE V - SUBSCRIBERS

The names and addresses of the incorporators of this Corporation are as follows:

<u>Name</u>	<u>Address</u>
DON BACON	1955 N. Tropical Trail Merritt Island, FL 32953 MAIL: P. O. Box 541106 Merritt Island, FL 32954-1106

ARTICLE VI - MANAGEMENT OF CORPORATE AFFAIRS

(a) Board of Directors:

(1) Powers: The powers of this Corporation shall be exercised, its property controlled, and its affairs managed by the Board of Directors.

(2) Number: The number of Directors of the Corporation shall be no less than three (3); provided however, that such number may be increased pursuant to the Bylaws of the Corporation.

(3) Election: Members of the Board of Directors shall

Be elected annually by the Association members, as provided for in the Bylaws of the Corporation.

(4) Term of Office: Directors elected at the first annual meeting of members, and at all times thereafter, shall serve for a period of one year until the first annual meeting of members following the election of Directors and until the qualification of the successors in office.

(5) Action Without Meeting: Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board, and any such action by written consent shall have the same force and effect as if taken by unanimous vote of the Directors. Any certificate or other document filed under any provision of law which relates to actions so taken shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting and that the Articles of Incorporation and Bylaws of this Corporation authorized the Directors to so act. Such a statement shall be prima facie evidence of such authority.

(6) Initial Members: The names and address of such first members of the Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
DON BACON	1955 N. Tropical Trail, Merritt Island, Florida 32953 Mail: P.O. Box 541106, Merritt Island, FL 32954-1106
KATHY BACON	1955 N. Tropical Trail, Merritt Island, Florida 32953 Mail: P.O. Box 541106, Merritt Island, FL 32954-1106
GAIL SCHNEIDER	3715 Crossbow Drive, Cocoa, Florida 32927

(b) Corporate Officers:

The Board of Directors shall elect the following officers: President, Secretary, and Treasurer, and such other officers and agents as the Bylaws of this Corporation may authorize the Directors to elect from time to time. Initially, such officers shall be elected at the first annual meeting of the Board of Directors. Until such election is held, the following persons shall serve as corporate officers:

<u>Title</u>	<u>Name</u>	<u>Address</u>
President	DON BACON	1955 N. Tropical Trail Merritt Island, FL 32953 MAIL: P. O. Box 541106 Merritt Island, FL 32954-1106
Secretary	DON BACON	1955 N. Tropical Trail Merritt Island, FL 32953 MAIL: P. O. Box 541106 Merritt Island, FL 32954-1106
Treasurer	DON BACON	1955 N. Tropical Trail Merritt Island, FL 32953 MAIL: P. O. Box 541106 Merritt Island, FL 32954-1106

ARTICLE VII - MEMBERSHIP

The qualification for membership and the manner of admission of members shall be regulated by the Bylaws of the Corporation. The authorized number and qualifications of the members of the Corporation, the different classes of membership, if any, the property, voting and other rights and privileges of members, and their liability for dues and assessments and the method of

collection thereof, shall be set forth in the Bylaws. Every person or entity who is a record owner of any lot is entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from ownership of the lot.

ARTICLE VIII - DUTIES

The Corporation shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the requirements of the St. Johns River Water Management District and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

ARTICLE IX - POWERS

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

ARTICLE X - ASSESSMENTS

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

ARTICLE XI - DISSOLUTION

In the event of termination, dissolution or final liquidation of the Corporation, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes. 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 40LC-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII - AMENDMENT TO BYLAWS

Subject to the limitations contained in the Bylaws, and any limitations set forth in the Corporations Not For Profit Law of Florida, concerning corporate action that must be authorized or approved by the members of the Corporation, Bylaws of this Corporation may be made, altered, rescinded, added to, or new Bylaws may be adopted, either by resolution of the Board of Directors, or by following the procedures set forth therefor in the Bylaws.

ARTICLE XIII - AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors. Amendment of the Articles of Incorporation requires the approval of at least two-thirds (2/3) vote of the lot owners.

ARTICLE XIV - PRIOR HUD/VA APPROVAL

Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of the Articles, requires prior approval of HUD/VA as long as there is a Class B membership.

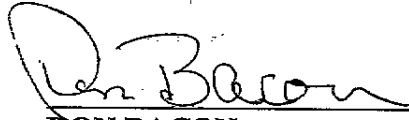
ARTICLE XV - REGISTERED AGENT AND OFFICE

The initial registered agent of this corporation shall be Don Bacon and the street address of the initial registered office shall be 1955 N. Tropical Trail, Merritt Island, Florida 32953 (Mailing Address: P.O. Box 541106, Merritt Island, FL 32954-1106).

ARTICLE XVI - IDEMNIFICATION

This Corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

We, the undersigned, being the incorporators of this Corporation, and including all the persons herein named as the subscribers of this Corporation, for the purpose of forming this non-profit Corporation under the laws of Florida, have executed these Articles of Incorporation, this 29TH day of OCTOBER, 1997.

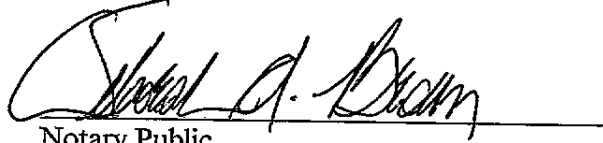


DON BACON

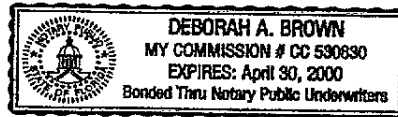
STATE OF FLORIDA
COUNTY OF BREVARD

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared **Don Bacon**, personally known to me (or who produced _____ as identification) and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 29th day of October, 1997
at Merritt Island, Brevard County, Florida 32953.



Notary Public
My commission expires:



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

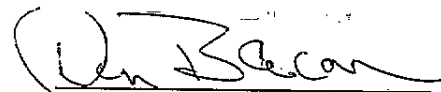
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

Pursuant to Chapter 48, 091, *Florida Statutes*, the following is submitted in compliance with said Act;

That **TRAILS END HOMEOWNERS ASSOCIATION, INC.** a Florida Non-Profit organization, desiring to organize under the laws of the State of Florida, with its principal office as indicated by the Articles of Incorporation in the City of Merritt Island, County of Brevard, State of Florida, has named Don Bacon, located at 1955 N. Tropical Trail, Merritt Island, Florida 32953 (Mailing Address: P.O. Box 541106, Merritt Island, FL 32954-1106) as its agent to accept service of process within the State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated Corporation at the place designated in this Certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



Don Bacon
Registered Agent