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AUTHORIZATION : *Patricia Pizute*
COST LIMIT : \$ 122.50

ORDER DATE : November 21, 1997
ORDER TIME : 10:16 AM
ORDER NO. : 609393-005
CUSTOMER NO: 4319562

CUSTOMER: Ms. Janet English
LENNAR CORPORATION

700002354037--3

4th Floor
700 N.w. 107th Avenue
Miami, FL 33172

DOMESTIC FILING

NAME: ARBOR WOODS PROPERTY OWNERS
ASSOCIATION, INC.

EFFECTIVE DATE:

XXXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXXX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

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DIVISION OF CORPORATION
TALLAHASSEE, FLORIDA
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SECRETARY OF STATE

me 11/21/97

**ARTICLES OF INCORPORATION
OF
ARBOR WOODS PROPERTY OWNERS
ASSOCIATION, INC.
(A CORPORATION NOT FOR PROFIT)**

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ARTICLES OF INCORPORATION
OF
ARBOR WOODS PROPERTY OWNERS ASSOCIATION, INC.
(A CORPORATION NOT FOR PROFIT)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements on the Laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is ARBOR WOODS PROPERTY OWNERS ASSOCIATION, INC. ("Association").
2. Principal Office. The principal office of Association is 4131 Gunn Highway, Tampa, Florida 33624.
3. Registered Office - Registered Agent. The street address of the Registered Office of Association is 700 N.W. 107 Avenue, Miami, Florida 33172. The name of the Registered Agent of Association is:

MORRIS J. WATSKY, ESQ.

4. Definitions. A declaration entitled Declaration of Restrictions and Covenants for Arbor Woods Community (the "Declaration") will be recorded in the Public Records of Pinellas County, Florida, and shall govern all of the operations of a community to be known as Arbor Woods Property Owners Association, Inc. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose of Association. Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration; (c) administer the interests of Association and the Owners; (d) promote the health, safety and welfare of the Owners.

6. Not for Profit. Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.

7. Powers of Association. Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

- 7.1. To perform all the duties and obligations of Association set forth in the Declaration and By-Laws, as herein provided.

- 7.2. To enforce, by legal action or otherwise, the provisions of the Declaration and By-Laws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association.

- 7.3. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and By-Laws.

- 7.4. To pay all Operating Costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of Association.

- 7.5. To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of Association except as limited by the Declaration.

- 7.6. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

- 7.7. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of, Arbor Woods Community to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration.

- 7.8. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

- 7.9. To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing Association, Arbor Woods, the Common Areas and Homes as provided in the Declaration and to effectuate all of the purposes for which Association is organized.

- 7.10. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise.

- 7.11. To employ personnel and retain independent contractors to contract for management of Association, Arbor Woods and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of Association.

- 7.12. To contract for services to be provided to, or for the benefit of, Association, Owners, the Common Areas and Arbor Woods as provided in the Declaration such as, but not limited to, Telecommunication Services, maintenance, garbage pick-up, and utility services.

7.13. To establish committees and delegate certain of its functions to those committees.

8. Voting Rights. Owners and Developer shall have the voting rights set forth in the By-Laws.

9. Board of Directors. The affairs of Association shall be managed by a Board of odd number with not less than three (3) nor more than five (5) members. The initial number of directors shall be three (3). Board members shall be appointed and/or elected as stated in the By-Laws. The election of Directors shall be held at the annual meeting. Directors shall be elected for a term expiring on the date of the next annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
DEBORA L. HUDRLIK	4902 Eisenhower Boulevard Suite 100 Tampa, Florida 33634
TED G. CHRONIS	4902 Eisenhower Boulevard Suite 100 Tampa, Florida 33634
JEFFREY HIRSCHBERGER	4902 Eisenhower Boulevard Suite 100 Tampa, Florida 33634

10. Dissolution. In the event of the dissolution of Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

11. Duration. Association shall have perpetual existence.

12. Amendments.

12.1. General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Developer unless such amendment receives the prior written consent of Developer, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2. Amendments Prior to the Community Completion Date. Prior to the Community Completion Date, Developer shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Developer's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Articles prior to the Community Completion Date, Association must first obtain Developer's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Developer may be adopted by Association pursuant to the requirements for amendments from and after the Community Completion Date. Thereafter, Developer shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3. Amendments From and After the Community Completion Date. After the Community Completion Date, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of two-thirds (66 2/3%) of the Board.

13. Limitations.

13.1. Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2. Rights of Developer. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Developer.

13.3. By-Laws. These Articles shall not be amended in a manner that conflicts with the By-Laws.

14. Incorporator.


The name and address of the Incorporator of this corporation is:

MORRIS J. WATSKY, ESQ.
700 N. W. 107 Avenue
Miami, Florida 33172

ACCEPTANCE BY REGISTERED AGENT

I, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agree to act in this capacity, and I am familiar with, and accept, the obligations of this position and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 20th day of November, 1997.



Morris J. Watsky, Esq.

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SEVENTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA