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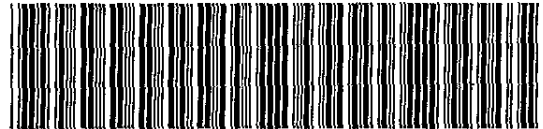
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

09/13/04

ABEL | BAND

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Please refer to our file number:

September 9, 2004

Secretary of State
Division of Corporation
Post Office Box 6327
Tallahassee, FL 32314

Re: *Daytona Twin Oak Homeowner's Association, Inc.*

Dear Sir or Madam:

In connection with the above referenced matter we enclose the following items:

1. Original and one copy of the Articles of Incorporation.
2. Check in the sum of \$122.50.

We would appreciate your filing these Articles at your earliest convenience and returning a copy of the filed document to the above address. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

ABEL, BAND, RUSSELL, COLLIER,
PITCHFORD & GORDON, CHARTERED



Kathleen A. Sawdo, CLA
Paralegal to William R. Korp

KAS:SecState_Corp_ltr
Enclosures

SARASOTA, FLORIDA

VENICE, FLORIDA

DENVER, COLORADO

ABEL, BAND, RUSSELL, COLLIER, PITCHFORD & GORDON, CHARTERED

ARTICLES OF INCORPORATION
OF

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DAYTONA TWIN OAKS HOMEOWNER'S ASSOCIATION, INC.

The undersigned hereby certify and acknowledge that these Articles of Incorporation for DAYTONA TWIN OAKS HOMEOWNER'S ASSOCIATION, INC., a not-for-profit corporation organized under and by virtue of the laws of the State of Florida as contained in Chapter 617 and Chapter 720, Florida Statutes, as amended (the "Acts") have been duly adopted by the Board of Directors this 1st day of September, 2004.

ARTICLE 1. NAME

The name and initial address of the corporation shall be Daytona Twin Oaks Homeowner's Association, Inc., 118 East Stuart Avenue, Lake Wales, Florida 33853.

ARTICLE 2. DURATION

The date of commencement of corporation existence shall be the date the Articles were filed with the Department of State and the period of duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the Corporation is organized is to engage in, conduct and carry on the business of operation of a homeowner's association pursuant to F.S. Chapter 720 and the corporation shall have all the powers required to operate Daytona Twin Oaks subdivision

community including the power to assess its members for the costs related to the performance of its duties under these articles, the bylaws and the Declaration of Restrictions.

ARTICLE 4. MEMBERSHIP

Membership in this corporation shall be limited to owners of a parcel of land in Daytona Twin Oaks subdivision and membership by such parcel owners is mandatory.

ARTICLE 5. REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation is 118 East Stuart Avenue, Lake Wales, Florida 33853; and the name of the registered agent of the corporation at such address is Lawrence A. Bossarte.

ARTICLE 6. DIRECTORS

The Board of Directors shall consist of not less than three nor more than five (5) members who are elected at the annual members' meeting by a plurality of votes cast. The names and address of the persons who are currently serving as directors until their successors are elected and qualified, or until their earlier resignation, removal from office or death, are as follows:

<u>Name</u>	<u>Address</u>
Lawrence A. Bossarte	3371 Harbor Beach Drive, Lake Wales, FL 33859
Thomas Kennedy	2981 Plantation Road, Winter Haven, FL 33884
Cheryl W. Bossarte	3371 Harbor Beach Drive, Lake Wales, FL 33859

ARTICLE 7. INCORPORATORS

The names and addresses of the original incorporators of the corporation are as follows:

<u>Name</u>	<u>Address</u>
Lawrence A. Bossarte	3371 Harbor Beach Drive, Lake Wales, FL 33859

ARTICLE 8. PROVISIONS FOR THE REGULATION OF THE BUSINESS AND FOR THE CONDUCT OF THE AFFAIRS OF THE CORPORATION

8.1 Meetings of Members and Directors. Meeting of the members and directors of the Corporation may be held within the State of Florida at such place or places as may from time to time be designated in the Bylaws or by resolution of the directors.

8.2 Bylaws. The power to amend or repeal the Bylaws or to adopt new Bylaws shall be in the members , but the affirmative vote of two-thirds (2/3) of the members shall be necessary to exercise that power. The Bylaws may contain any provisions for the regulation and management of the Corporation which are consistent with the Acts and these Articles of Incorporation.

8.3 Contracts in Which Directors Have an Interest. No contract or other transaction of the Corporation with any person, firm or corporation or no contract or other transaction in which the Corporation is interested shall be invalidated or affected by (a) the fact that one or more of the directors or officers is a director or officer of another corporation, or (b) the fact that any director, individually or jointly with others, may be a party to or may be interested in the contract or transaction; and each person who may become a director of the Corporation is hereby

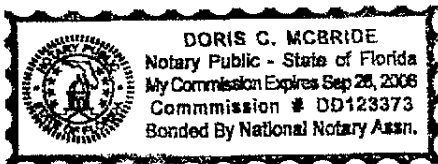
relieved from any liability that might otherwise arise by reason of his contracting with the Corporation for the benefit of himself or any firm, or corporation in which he may be interested.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation and certified to the truth of the fact herein stated this 1st day of September, 2004.

Lawrence A. Bossarte
Lawrence A. Bossarte, Incorporator

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 1st day of September, 2004 by **Lawrence A. Bossarte**, who is personally known to me or who produced _____ as identification.



D. C. McBride
Notary Public

ACCEPTANCE OF REGISTERED AGENT

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.

Lawrence A. Bossarte
Lawrence A. Bossarte
Registered Agent

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TALLAHASSEE, FLORIDA