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P.A.

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N9300002356

Florida Department of State
Division of Corporations
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S
ASSOCIATION**

Certificate of Status	0
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*Amended &**Restated**Art.**4 ||| |||**Dz*

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April 8, 2011

THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, I
720 BROOKER CREEK BLVD.
SUITE 206
OLDSMAR, FL 34677UB

SUBJECT: THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC.
REF: N93000002356

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

If the corporation is a PROFIT corporation it must be signed by a director, president or other officer - if directors or officers have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary, by that fiduciary.

If the corporation is a NOT FOR PROFIT corporation it must be signed by the chairman or vice chairman of the board, president or other officer - if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary, by that fiduciary.

The name and title of the person signing the document must be noted beneath or opposite the signature.

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 (850) 245-6906.

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Darlene Connell
Regulatory Specialist II

FAX Aud. #: H10000133900
Letter Number: 411A00008571

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June 9, 2010

FLORIDA DEPARTMENT OF STATE

Division of Corporations

THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, I
12029 MAJESTIC BLVD
SUITE 2
BAYONET POINT, FL 34667US

SUBJECT: THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC.
REF: N93000002356

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Restated Articles of Incorporation should include the manner in which directors are to be elected or appointed. The restated articles may provide that the method of election of the directors is as stated in the bylaws.

PLEASE ATTACH EXHIBIT "A" AS MENTIONED IN ARTICLE II OF 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 (850) 245-6906.

Darlene Connell
Regulatory Specialist II

FAX Aud. #: E10000133900
Letter Number: 610A00014299

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC.
A NOT-FOR-PROFIT FLORIDA CORPORATION**

ARTICLE I

The name of the corporation shall be THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC. (hereinafter referred to as "Association").

ARTICLE II

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for ownership, maintenance and preservation of the "Common Area" and other commonly enjoyed improvements and areas as defined hereinafter in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration"), and to provide, according to the provisions of the Declaration, within that certain tract of property or so much thereof as has been made subject to the Declaration (hereinafter referred to as "Property") as shown and described in Exhibit "A", attached hereto and by reference incorporated herein, for the promotion of the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as same may be amended from time to time as therein provided.

B. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property or the governmental charges levied or imposed against the property or the Association.

C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association; provided, however, no such dedication or transfer shall be effective unless a resolution signed by the Board of Directors certifying that not less than a majority of the members agreed to such dedication or transfer has been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

D. Borrow money, and with the assent of not less than a majority of the members mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

E. Dedicate, sell or transfer all or any part of the Common Area to a public agency, authority, or utility for such purposes, and subject to such conditions as may be provided in the

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Declaration, including but not limited to the Restrictions that have been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

F. Have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Corporations Not-for-Profit, Laws of the State of Florida, by law may or hereafter have or exercise.

G. Have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Corporations Not-for-Profit, Laws of the State of Florida, by law may or hereafter have or exercise, including but not limited to the right to be sued.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any unit and/or residential lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE IV

The period of duration of this Association shall be perpetual.

ARTICLE V

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) persons who shall be members of the Association. The number of Directors shall be determined from time to time in accordance with the provisions of the By-laws. The Board of Directors shall be elected in the manner prescribed in the By-laws.

ARTICLE VI

The officers of this Association shall be a President, Vice President, both of whom shall at all times be members of the Board of Directors, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the annual organizational meeting of the Board of Directors.

ARTICLE VII

The By-Laws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any regular or special meeting of the membership duly called for such purpose, on the affirmative vote of not less than a majority of the members present at the meeting in person or by proxy.

ARTICLE VIII

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In the event of dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event 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 such similar purposes, or distributed to the members as appurtenances (if real property or any interest therein) to the members' lots, subject to any and all applicable laws.

ARTICLE IX

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by not less than a majority of the total number of votes of the members voting in person or by proxy at a special or regular meeting of the members.

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EXHIBIT "A"

INTENTIONALLY OMITTED

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Ross,

P.A.

(813)

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Prepared by and return to:

Steven H. Mezer, Esq.
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913
(813) 204-6492

**CERTIFICATE OF AMENDMENT TO
THE ARTICLES OF INCORPORATION OF
THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC.**

WHEREAS, The Preserve at Fairway Oaks Unit One is a platted subdivision in Pasco County appearing in Plat Book 30, Page 137 of the Public Records of Pasco County, Florida and The Preserve at Fairway Oaks Unit Two is a platted subdivision in Pasco County appearing in Plat Book 33, Page 28 of the Public Records of Pasco County, Florida and The Preserve at Fairway Oaks Unit Three is a platted subdivision in Pasco County appearing in Plat Book 35, Page 27 of the Public Records of Pasco County, Florida and The Preserve at Fairway Oaks Unit Four is a platted subdivision in Pasco County appearing in Plat Book 39, Page 23 of the Public Records of Pasco County, Florida and each of these platted subdivisions is subject to that Declaration of Covenants, Conditions and Restrictions for The Preserve at Fairway Oaks Unit One, as recorded on August 10, 1993 in Official Records Book 3184, Page 179 et. seq., of the Official Records of Pasco County, Florida and all amendments thereto; and

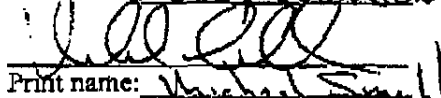
WHEREAS, the Articles of Incorporation of The Preserve at Fairway Oaks Homeowner's Association, Inc. may be amended at any annual meeting of the Association, or at any regular or special meeting of the membership duly called for such purpose, on the affirmative vote of not less than a fifty-one percent (51%) of the members present at the meeting in person or by proxy; and

THEREFORE, we, Helene Sparaco, as President, and Irwin Siegel, as Secretary, of The Preserve at Fairway Oaks Homeowner's Association, Inc., do hereby certify that at the annual meeting of the membership, which was held on February 18, 2010 and in accordance with the By-Laws of The Preserve at Fairway Oaks Homeowner's Association, Inc., the Amended and Restated Articles of Incorporation of The Preserve at Fairway Oaks Homeowner's Association, Inc., as attached to this Certificate of Amendment was duly adopted and approved.

Signed, sealed and delivered in
the presence of:

THE PRESERVE AT FAIRWAY OAKS
HOMEOWNER'S ASSOCIATION, INC.


Print name: Judy Johnson


Print name: Michael Small

By: 
Helene Sparaco, President

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**Certificate of Amendment
Page 2**

Signed, sealed and delivered in
the presence of:

ATTEST:

Judy Johnson
Print name: Judy Johnson

By: Irwin Siegel
Irwin Siegel, Secretary

Willie Small
Print name: Willie Small

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 2ND day of May, 2010, by Helene Sparaco, President and Irwin Siegel, Secretary, of The Preserve at Fairway Oaks Homeowner's Association, Inc., who are personally known to me, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment to the Articles of Incorporation of The Preserve at Fairway Oaks Homeowner's Association, Inc. and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned.

Judy H. Johnson
Notary Public/State of Florida at Large

