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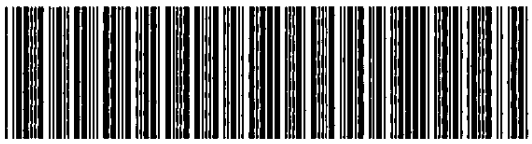
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TALLAHASSEE FLORIDA

SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
ATTORNEYS AT LAW
2550 BRICKELL BAYVIEW CENTRE
80 S.W. 8TH STREET
MIAMI, FLORIDA 33130

JUAN E. RODRIGUEZ

TELEPHONE (305) 379-1681
TELECOPY (305) 374-1719
EMAIL: JRODRIGUEZ@SKDRLAW.COM

February 5, 2014

VIA UPS

Department of State
Division of Corporation
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

RE: Abbington Homeowners' Association, Inc.
Our File No. 14-8394

Dear Sir or Madam:

Enclosed is Articles of Incorporation for Abbington Homeowners' Association, Inc. (the "Articles") to be filed with your office. Also enclosed is my firm's check in the amount of Seventy-Eight and 75/100 ($78.75) Dollars representing the following:

Filing Fee for Articles of Incorporation	$35.00
Designation of Registered Agent	$35.00
Certified Copy	$ 8.75

After the Articles have been filed, please return the certified copy to me in the self addressed stamped envelope provided.

Thank you for your cooperation in this matter and should you have any questions, please do not hesitate to contact me.

Very truly yours,

Juan E. Rodriguez

JER/spp
Encl.

ARTICLES OF INCORPORATION

OF

Abbington Homeowners' Association, Inc.,
a not-for-profit Florida corporation

In order to form a corporation not-for-profit under and in accordance with the provisions of Chapter 617.001, of the Florida Statutes, the undersigned, acting as incorporator, hereby adopts the following Articles of Incorporation for the purposes and with the powers hereinafter mentioned, hereby certifies and sets forth the following:

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TALLAHASSEE, FLORIDA

First: The name of the Corporation is **Abbington Homeowners' Association, Inc.**

Second: The Corporation is incorporated as a corporation not-for-profit under the provisions of Chapter 617 Florida Statutes, "Florida Not For Profit Act", and will be referred to hereafter as the "Corporation".

Third: The principal office and post office address of the Corporation shall be located at 431 Fairway Drive, Deerfield Beach, Florida 33441. The name of the registered agent is: Juan E. Rodriguez, who is authorized to accept service of process within this State upon the Corporation; and his address is at 80 S.W. 8th Street, Suite 2550, Miami, Florida 33130.

Fourth: The purposes for which this Corporation is formed do not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residence Lots and of the Common Area on the Property more particularly described in Exhibit "A" to the Declaration of Covenants, Restrictions, Conditions and Easements of Abbington (the "Declaration") and such other purposes as are provided for in the Declaration. This Corporation shall have the following powers:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, as the same may be amended from time to time as therein provided; said Declaration is by reference incorporated herein as is set forth at length;

(b) To 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 in connection therewith, and all office and other expenses incident to the conduct of the business of the Corporation, including licenses, taxes or government charges levied or imposed against the property of the Corporation;

(c) To 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 Corporation;

(d) To borrow money, to mortgage, pledge, encumber, or hypothecate any or all of the Corporation's real or personal property as security for money borrowed or debts incurred; and

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

Fifth: Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by the Declaration to assessment by the Corporation, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Corporation. Ownership of such Lot shall be the sole qualification for membership.

Sixth: The Corporation shall have two classes of voting membership:

Class A. Class A Members shall be all those Owners as defined in Article Fifth with the exception of the Declarant (as defined in the Declaration). Class A Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article Fifth. When more than one person hold such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant (as defined in the Declaration). The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article Fifth, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events whichever occurs earlier:

(a) when ninety (90%) percent of the Townhomes and Lots have been conveyed to third party outside purchasers; or

(b) December 31, 2022; or

(c) Thirty (30) days after the Declarant elects to terminate the Class B Membership.

Seventh: The term for which this Corporation is to exist is perpetual.

Eighth: The affairs of the Corporation are to be managed by the following officers:

President
Vice President
Secretary
Treasurer

Ninth: The officers who are to serve until the first election of the directors are as follows:

President	Amalia Papadimitriou
Vice President	Karl Albertson
Secretary	Robert Benware
Treasurer	Robert Benware

The first annual meeting of the Corporation and the first election of the Board of Directors shall be held in December, 2015, or by order of the Board of Directors at such earlier date as the Board of Directors may determine, and thereafter annual meetings of the members shall be held within thirteen (13) months of the prior annual meeting at a date and time as determined by the Board of Directors, so long as the day is not a legal holiday, or non-business day. The Directors elected at the first annual meeting and at each subsequent annual meeting of the Members shall elect officers of the Corporation who will hold office until the next meeting of the Board of Directors, or until their successors are elected and qualified.

Tenth: This Corporation shall be governed by a Board of Directors consisting of not less than three (3) and no more than five (5) persons. The names and addresses of the persons who are to serve as Directors until the first annual meeting of the Members are as follows:

NAMES	ADDRESSES
1. Amalia Papadimitriou	431 Fairway Drive Deerfield Beach, Florida 33441
2. Karl Albertson	431 Fairway Drive Deerfield Beach, Florida 33441
3. Rafael Roca	431 Fairway Drive Deerfield Beach, Florida 33441
4. Robert Benware	431 Fairway Drive Deerfield Beach, Florida 33441
5. Gregory J. Pettibon	431 Fairway Drive Deerfield Beach, Florida 33441

Commencing with the first annual meeting of the Members and at each subsequent annual meeting of the Members of the Corporation, the Directors of the Corporation shall be elected by the Members and they will hold office in each instance until the next annual meeting of the Members or until their successors are elected and qualified. Pursuant to Article Sixth hereof, the Declarant is a Class B Member with three votes for each unsold Lot in the Property. Directors elected by the Class B Member need not themselves be owners of townhomes erected on the property subject to the Declaration nor Members of the Corporation. Further, notwithstanding the number of Class B voters existing from time to time, the Declarant shall have the right to elect all of the Directors of the Corporation until December, 2015. Thereafter the Directors of the Corporation shall be elected at the annual meeting of the Members of the Corporation, which annual meeting will be held pursuant to the provisions of the By-Laws. Vacancies in the Board of Directors shall be filled by the remaining Directors at a special meeting called for that purpose and a Director so elected shall serve until the next annual meeting of the Members of the Corporation.

Eleventh: The Board of Directors shall have all the powers and duties referred to in the Declaration and in the laws of the State of Florida respecting corporations not-for-profit. The powers of the Board of Directors shall include, but shall not be limited to the following: (a) to elect the Officers of the Corporation, (b) to administer the affairs of the Corporation, (c) to engage the services of a manager or managing agent for the Property and to fix the terms of such management agreement and the compensation and the authority of the manager or managing agent, (d) to promulgate such rules and regulations concerning the operation and use of the Property, as may be consistent with the Declaration and to amend the same from time to time, (e) to provide for the maintenance and repair of the property owned by the Corporation, and (f) to estimate and adopt an annual operating budget and to provide for the assessment and collection from the Lot Owners of their respective shares or all estimated expenses.

Twelfth: The initial By-Laws of this Corporation are those adopted by the Board of Directors and entered in the Minute Book of the Corporation. Such By-Laws may be altered, amended, added to or repealed by the Members of the Corporation in the manner provided for in said initial By-Laws and in conformity with the provisions and requirements of the Florida Not For Profit Act, as amended from time to time.

Thirteenth: These Articles of Incorporation may be altered, amended, changed, added to, or repealed, in the manner or hereafter prescribed by statute or herein or by the By-Laws of this Corporation as they exist from time to time, at any duly called

meeting of the Members of this Corporation provided that (a) the notice of the meeting is given in the manner provided in the By-Laws, and it contains a full statement of the proposed alteration, amendment, change, addition, or repeal, and (b) there is an affirmative vote of thirty percent (30%) of the Members in person or by proxy of said proposed alteration, amendment, change, addition, or repeal.

Fourteenth: This Corporation shall never have or issue shares of stock nor will it ever have or provide for non voting membership.

Fifteenth: The Corporation shall have all the powers set forth and described in the Florida Statutes regulating corporations not-for-profit, as amended from time to time, which are currently set forth in Chapter 617.0302 of the Florida Statutes, together with those powers conferred by the Declaration, these Articles and any and all lawful By-Laws of the Corporation.

Sixteenth: The names and address of the incorporator hereto is as follows:

NAME	ADDRESS
1. Juan E. Rodriguez, Esquire	80 S.W. 8th Street Suite 2550 Miami, Florida 33130

Seventeenth: Each Director and officer of this Corporation shall be indemnified by the Corporation against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit or proceeding in which he may be involved or to which he may be made a party by reason of his having been a Director or officer of this Corporation, such expense to include the cost of reasonable settlements (other than amounts paid to the Corporation itself) made with a view to curtailment of costs of litigation. The Corporation shall not, however, indemnify such Director or officer with respect to matters as to which he shall be finally adjudged in any such action, suit or proceeding to be liable for negligence or misconduct in the performance of his duty as such Director or officer, or in respect to any matter in which any settlement or compromise is effected if the total expense, including the cost of settlement shall substantially exceed the expense which might reasonably be incurred by such Director or officer in conducting such litigation to final conclusion, and in no event shall anything herein contained be construed as authorizing this Corporation to indemnify any such Director or officer against any liability of the Corporation to which he would otherwise be subject by reason of willful malfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office. The foregoing right to indemnification shall be in addition to any other rights to which any such Director or officer may be entitled as a matter of law or otherwise.

The undersigned, being the incorporator herein-above named, for the purpose of forming a Corporation not-for-profit pursuant to Chapter 617, of the Florida Statutes, does hereby subscribe to these Articles of Incorporation, and have set my hand and seal this 5th day of February, 2014.

(SEAL)
Juan E. Rodriguez

STATE OF FLORIDA)
: SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of February, 2014, by Juan E. Rodriguez, who being duly sworn according to law, deposes and says that he is competent to contract and further acknowledges that he did subscribe to the foregoing Articles of Incorporation freely and voluntarily and for the purposes therein expressed. The foregoing person identified himself by producing his driver's license issued by the State of Florida.

Silvia P. Peña
Name: SILVIA P. PEÑA
NOTARY PUBLIC, State of Florida at Large

My commission expires:



(SEAL)

Acceptance of Service As Registered Agents

The undersigned, Juan E. Rodriguez, having been named as registered agent to accept service of process for **Abbington Homeowners' Association, Inc.**, a not-for-profit Florida corporation, at the registered office designated in the Articles of Incorporation of said Corporation, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of Section 617.023 Florida Statutes, and will comply with the provisions of all statutes of Florida relative to the performance of his duties as registered agent.

Dated this 5th day of February, 2014.

Juan E. Rodriguez

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SECRETARY OF STATE
TALLAHASSEE FLORIDA