

FROM: HOLLAND & KNIGHT

FAX NO.: 407 244 5288

04-13-00 01:25 P.01

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Division of Corporations  
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FLORIDA NON-PROFIT CORPORATION

BETTER STREETS, INC.

Certificate of Status	1
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B. McKnight APR 14 2000

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**MASTER**  
FINAL Articles of Incorporation - February 4, 2000

**ARTICLES OF INCORPORATION**  
**OF**  
**BETTER STREETS, INC.**

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The undersigned Incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

**ARTICLE I**  
**DEFINITIONS**

When used in these Articles, the following words shall have the following meanings:

- (a) "Articles" means and refers to these Articles of Incorporation.
- (b) "Association" means and refers to BETTER STREETS, INC., a Florida corporation not-for-profit.
- (c) "Board" means and refers to the Board of Directors of the Association.
- (d) "Bylaws" means and refers to the Bylaws of the Association.
- (e) "Common Expense" means and refers to the expense of operating the Association and of performing the duties and exercising the powers of the Association.
- (f) "Lot" means and refers to each residential building site included in the Property and any Dwelling located thereon or contained therein.
- (g) "Member" means and refers to each Member of the Association.
- (h) "Owner" means and refers to the record owner, whether one or more persons or entities, of fee simple title to any Lot in the Property, but excluding those having such interest merely as security for the performance of an obligation. All owners of a single Lot shall be treated for all purposes as a single Owner irrespective of whether such ownership is joint, in common, or tenancy by the entirety.
- (i) "Property" means and refers to the real property described on Exhibit "A" attached hereto.

**ARTICLE II**  
**NAME**

The name of the Association is: "Better Streets, Inc."

**ARTICLE III**  
**PRINCIPAL OFFICE**

The principal office of the Association is located at 12540 Park Avenue, Windermere, FL 34786.

**ARTICLE IV**  
**REGISTERED AGENT AND OFFICE**

Scott C. Brady, whose address is 12540 Park Avenue, Windermere, FL 34786 is hereby appointed the initial Registered Agent of the Association to accept service of process within the State of Florida at said address.

**ARTICLE V**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the Members thereof. The specific purpose for which the Association is formed is to improve the streets lying adjacent to the Lots, collect and disburse the money derived from assessments related to such improvements, and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Florida by law may now or hereafter have or exercise.

**ARTICLE VI**  
**MEMBERSHIP**

Each Owner of a Lot shall be a Member of the Association. The Association membership of each Owner shall be appurtenant to and inseparable from the Lot giving rise to such membership, and any transfer of title to a Lot shall operate automatically to transfer to the new Owner the membership in the Association appurtenant to that Lot.

**ARTICLE VII**  
**VOTING RIGHTS**

(a) Voting Rights. Each Member shall have one (1) vote for each Lot owned by that Member.

(b) Multiple Owners. Each vote in the Association must be cast as a single vote, and fractional votes shall not be allowed. When more than one person holds an interest in any Lot, the vote for such Lot shall be exercised as the owners thereof determine, but if joint or multiple Owners are unable to agree among themselves as to how their vote is to be cast, or if more than one (1) vote is cast for any Lot, none of the votes for that Lot shall be counted. If any Owner casts a vote on behalf of a Lot, it shall be conclusively presumed that Owner was acting with the authority and consent of all Owners of that Lot.

**ARTICLE VIII**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of five (5) directors. Each director must be a Member of the Association, or the designee of a corporate Member. The number of directors may be changed by amendment to the Bylaws.

The names and addresses of the persons who shall serve as directors of the Association until the first annual meeting of the Members are:

<u>Name</u>	<u>Address</u>
Douglas Long	12540 Park Avenue, Windermere, FL 34786
Scott Brady	12552 Park Avenue, Windermere, FL 34786
Tom Harvey	3400 Lilas Court, Windermere, FL 34786
Mike Barber	12253 Park Avenue, Windermere, FL 34786
Kevin Azzouz	12326 Park Avenue, Windermere, FL 34786

The terms of the directors shall be concurrent. Any vacancy which shall occur in the Board of Directors prior to the expiration of the term of such class may be filled by the majority vote of the Members for the remainder of the full term. An increase in the number of directors shall be deemed to create vacancies for the purpose of this paragraph.

The method of nomination and election of the directors shall be stated in the Bylaws of the Association.

#### **ARTICLE IX OFFICERS**

Each officer of the Association must be a Member of the Association, or the designee of a corporate Member. The name and address of the persons who are to act as officers of the Association until the election of their successors is:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Douglas Long	Treasurer	12540 Park Avenue, Windermere, FL 34786
Scott Brady	President	12552 Park Avenue, Windermere, FL 34786
Tom Harvey	Vice President	3400 Lilas Court, Windermere, FL 34786

The said officers are to serve until the election of successor officers which shall take place at the first annual meeting of the Board of Directors and annually thereafter following each annual meeting of the Members, or at such earlier date as determined by the Board of Directors.

#### **ARTICLE X**

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FROM: HOLLAND & KNIGHT  
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FAX NO.: 407 244 5288

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FINAL Articles of Incorporation - February 4, 2000

**ARTICLE XIII  
AMENDMENTS**

Subject to the terms of Article XVI, any amendment to these Articles shall require the assent of two-thirds (2/3) of the votes of the Members.

**ARTICLE XIV  
BYLAWS**

The power to adopt the Bylaws of the Association shall be vested in the Board of Directors. The Bylaws shall be altered or rescinded only by a majority of a quorum of Members present, in person or by proxy, at a regular or special meeting of the Members.

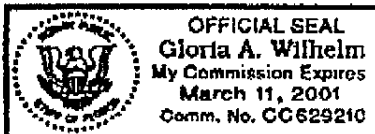
IN WITNESS WHEREOF, for the purpose of forming this corporation not for profit under the laws of the State of Florida, the undersigned Incorporator has executed these Articles of Incorporation as of this 20th day of FEB, 2000.

Scott C. Brady  
Name: Scott Brady  
Title: Incorporator

STATE OF Florida }  
COUNTY OF Orange } SS.

The foregoing Articles were sworn to and acknowledged before me this 20th day of FEB, 2000 by Scott Brady as Incorporator for Better Streets, Inc., who { } is personally known to me or { } has produced DRIVERS LIC B630 as identification. 783632520

Notary Stamp



Gloria Wilhelm  
Signature of Person Taking Acknowledgment  
Print Name: Gloria Wilhelm  
Title: Notary Public  
Serial No. (if any): CC 629210  
Commission Expires:

407. 876. 9797

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FROM: HOLLAND & KNIGHT  
H00000016600 9

FAX NO.: 487 244 5288

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FINAL Articles of Incorporation - February 4, 2000

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and 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 obligations of my position as Registered Agent.

Scott C. Brady

Name: Scott C. Brady

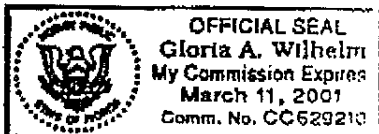
Title: Registered Agent

STATE OF Florida }  
COUNTY OF Orange } SS

The foregoing Articles were sworn to and acknowledged before me this 28th day of Feb, 2000 by Scott Brady, as Registered Agent for Better Streets, Inc., who { } is personally known to me or { } has produced Driver's Lic as identification.

B630 783 63 2520

Acknowledgment  
Notary Stamp



Signature of Person Taking

Print Name: Gloria Wilhelm

Title: Notary Public

Serial No. (if any): CC629210

Commission Expires:

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