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625 COURT STREET
P. O. BOX 1669 (ZIP 33757)
CLEARWATER, FLORIDA 33756
(727) 441-8966 FAX (727) 442-8470

IN REPLY REFER TO:

March 2, 2001

Lakeland Office

Secretary of State, Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

500003798855--2
-03/05/01--01136--007
*****70.00 *****70.00

Re: Articles of Incorporation - Buck Hill Estates Property Owners Association, Inc.

Dear Sir or Madam:

Enclosed for filing please find the executed original Articles of Incorporation with the Acceptance of Designated Registered Agent attached. Further enclosed is a firm check in the amount of \$70.00 representing your fee for this service. It would be appreciated if you would furnish us with confirmation of filing.

Please contact this office if there are any questions regarding the filing of this corporation. Thank you for your assistance with this matter.

Sincerely,



Peter J. Munson

PJM/lac

Enclosures

01 MAR -5 PM 3:12
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PH 3/8/01 -

01 MAR -5 PM 3:12

ARTICLES OF INCORPORATION
OF
BUCK HILL ESTATES PROPERTY OWNERS ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

ARTICLE I

The name of this corporation shall be BUCK HILL ESTATES PROPERTY OWNERS ASSOCIATION, INC., and the principal office shall be in Lakeland, Polk County, Florida, at 110 East Pine Street, Lakeland, Florida, 33801.

ARTICLE II

The purposes for which this corporation is formed are as follows:

(a) To form an "association" to establish and collect assessments from the property owners and members for the purposes of operating, maintaining, repairing, improving and administering the common property.

(b) To establish by-laws for the operation of the association.

To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida laws, including the capacity to:

- (a) Own and convey property;
- (b) Operate and maintain common property, including but not limited to the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances;
- (c) Establish rules and regulations;
- (d) Assess members and enforce said assessments;
- (e) Sue and be sued;
- (f) Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company;
- (g) Require all the property owners to be members;
- (h) Exist in perpetuity; however, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation; and
- (i) Take any other action necessary for the purposes for which the Association is organized.

No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

ARTICLE III

Section 1. All property owners shall automatically be members, and their

membership shall automatically terminate when they are no longer owners.

Section 2. There shall not be more than one (1) voting member for each parcel of property and said member shall be entitled to one (1) vote for each parcel which he owns at a meeting of the association. A corporation or any individual with an interest in more than one (1) parcel may be designated the voting member for each parcel in which he owns an interest.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the subscribers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
E. KALE ALBRITTON	110 East Pine Street Lakeland, Florida 33801
SUE P. ALBRITTON	110 East Pine Street Lakeland, Florida 33801
WILLIAM E. EVANS	110 East Pine Street Lakeland, Florida 33801
JULIE P. EVANS	110 East Pine Street Lakeland, Florida 33801

ARTICLE VI

Section 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors, composed of not less than three (3) nor more than five (5) individuals, unless the number is changed by by-law or changed by the Directors.

Section 2. The original Directors set forth in these Articles of Incorporation shall serve until the first annual meeting as provided for in the by-laws. Directors thereafter shall be elected to serve for a term of one (1) year, and shall be elected by the voting members in accordance with the by-laws at a regular annual meeting of the corporation to be held at such time as may be determined in the manner prescribed in the by-laws.

Section 3. All officers shall be elected by the Board of Directors in accordance with the by-laws at the regular annual meeting of the Board of Directors. The Board of Directors shall elect, from among the members, a President, Vice-President, Secretary, Treasurer and such other officers as they shall deem desirable, consistent with the corporate by-laws.

Section 4. Initial Registered Office and Agent. The street address of the initial registered office of the corporation is 500 South Florida Avenue, Suite 240, Lakeland, Florida 33801 and the name of the initial registered agent of the corporation to accept service of process within Florida at that address is

Peter J. Munson.

ARTICLE VII

The names of the officers who shall serve until the first election are as follows:

<u>NAME</u>	<u>TITLE</u>
E. KALE ALBRITTON	President
WILLIAM E. EVANS	Vice-President
JULIE P. EVANS	Vice-President
SUE P. ALBRITTON	Secretary-Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular annual meeting of the members:

<u>NAME</u>	<u>ADDRESS</u>
E. KALE ALBRITTON	110 East <i>Pine</i> Street Lakeland, Florida 33801
SUE P. ALBRITTON	112 East <i>Pine</i> Street Lakeland, Florida 33801
WILLIAM E. EVANS	110 East <i>Pine</i> Street Lakeland, Florida 33801
JULIE P. EVANS	110 East <i>Pine</i> Street Lakeland, Florida 33801

ARTICLE IX

The by-laws of this corporation may be altered, amended, or rescinded at any duly called meeting of the members, provided that the notice of meeting contains a full statement of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of seventy-five percent (75%) of the qualified voting members of the corporation.

ARTICLE X

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alterations, amendment or rescission, shall be in writing filed by the members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary will give to each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than fifteen (15) days prior to the date set for such meeting,

and it shall be given in a manner provided in the by-laws. An affirmative vote of seventy-five (75%) percent of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

Section 2. Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of these Articles, either before, at, or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Lakeland, Polk County, Florida, this 12 day of Feb, A. D. 2001

Signed, sealed and delivered
in the presence of:

[Signature]
Ann A. Conyers
Ann A. Conyers
[Signature]

E. Kale Albritton
E. KALE ALBRITTON

Sue P. Albritton
SUE P. ALBRITTON

William E. Evans
WILLIAM E. EVANS

Julie P. Evans
JULIE P. EVANS

STATE OF FLORIDA

COUNTY OF POLK

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned officer, duly authorized to take acknowledgments, E. KALE ALBRITTON, SUE. P. ALBRITTON, WILLIAM E. EVANS AND JULIE P. EVANS, to me well known and known to me to be the subscribers described in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Lakeland, Polk County, Florida, this 12th day of Feb, A. D. 2001

[Signature]
Notary Public

My commission expires:



PETER J. MUNSON
COMMISSION # CC 646589
EXPIRES JUN 21, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

FILED

01 MAR -5 PM 3:12

To: The Department of State
Tallahassee, Florida 32304

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF DESIGNATED REGISTERED AGENT

Having been named in the Articles of Incorporation to accept service of process for the above-stated corporation at the place designated therein, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of Chapter 607 of the Florida General Corporation Act.

Dated February 28, 2001.



PETER J. MUNSON
Registered Agent