

NO1000002953
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April 18, 2001

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

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-04/24/01--01008--001
*****70.00 *****70.00

RE: CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND,
PHASE III, INC.

Dear Sirs:

Enclosed is an original and one (1) copy of the Articles of Incorporation for the above incorporation and a check for \$70.00.

Please file these Articles of Incorporation and provide us with the date incorporation was approved.

Very sincerely yours,
BIERNACKI & BAUER, P.A.


Kirk T. Bauer

KTB:mh
Enclosure

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
of
CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE III, INC.
A Non-Profit Corporation

The undersigned subscribers of these Articles of Incorporation, being a natural person competent to contract, hereby subscribe to and form a corporation not for profit under the laws of the State of Florida.

ARTICLE I
Name and Principal Office

The name of the corporation is CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE III, INC., a Non-Profit Corporation, and it shall have as its principal address is 36 S. Hwy. 17-92, Suite 103, DeBary, FL 32713 and mailing address is 36 S. Hwy. 17-92, Suite 103, DeBary, FL 32713

ARTICLE II
Duration

The corporation is to exist perpetually, with commencement at the time of filing the Articles.

ARTICLE III
Purpose

The purpose or purposes for which the corporation is organized are:

1. To enforce the terms, covenants, conditions and restrictions appertaining to those certain properties described as Cross Creek DeLand, Phase III, a Subdivision recorded in Plat Book 47, Pages 86-92, inclusive, of the Public Records of Volusia County, Florida, together with any additions or annexations thereto; to promote the health, safety and welfare of the owners and residents within said described properties; to exercise all of the powers and privileges allowed and legal under the laws of the State of Florida and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of Cross Creek DeLand, Phase III, A Subdivision recorded in O.R. Book 4475, Page 2044, et seq., of the Public Records of Volusia County, Florida, and such other amendments that may be recorded and which may provide for operation and management of the said Association; to fix, levy, collect, and enforce payment by any lawful means all charges or assessments pursuant to the terms of the aforesaid Declaration, and directed to be assessed by the Association; and to pay all expenses incident to the conduct of the business of the Association, including, but not limited to, all licenses, taxes or governmental charges, and maintenance and upkeep of Association properties.

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SECRETARY OF STATE
TALLAHASSEE, FL 32310

2. To transact any other lawful business for which corporations may be incorporated under the Florida General Corporation Act, or engage in any other trade or business which can, in the opinion of the Board of Directors of the corporation, be advantageously carried on in connection with or auxiliary to the foregoing business.

3. To do such other things that are incidental to the foregoing or necessary or desirable to accomplish the foregoing.

4. The Corporation does not contemplate pecuniary gain or profit to the members thereof.

ARTICLE IV

Registered Agent and Address of Registered Office

The name of the initial registered agent of the corporation is Kirk T. Bauer and the street address of the initial registered office of the corporation is 223 S. Woodland Boulevard, DeLand, FL 32721-0459. I accept the appointment of Registered Agent for said corporation.

ARTICLE V

Directors

The number of members constituting the initial Board of Directors shall be three, and the names and addresses of the persons who are to serve as the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
Ray E. Hagood	36 S. Hwy. 17-92, Suite 103, DeBary, FL 32713
Jean Mazza	36 S. Hwy. 17-92, Suite 103, DeBary, FL 32713
Donna DePalma	36 S. Hwy. 17-92, Suite 103, DeBary, FL 32713

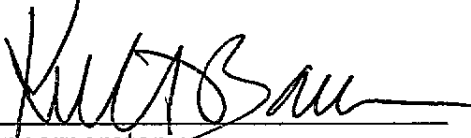
The method by which the directors shall be appointed or elected in the future will be stated in the Bylaws of the corporation.

ARTICLE VI

Incorporator

The name and address of the incorporator of this corporation is:

<u>NAME</u>	<u>ADDRESS</u>
Kirk T. Bauer	223 S. Woodland Boulevard, DeLand, FL 32721-0459


Incorporator / Registered Agent

STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, a Notary Public authorized in the State and County set forth above, personally appeared KIRK T. BAUER, known to me and known by me to be the person who, as an Incorporator, executed the foregoing Articles of Incorporation of the CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE III, INC., a Non-Profit Corporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid this 17 day of April, 2001.

Marcelle Horwath

Notary Public, State of Florida

MARCELLE HORWATH

Notary's Printed Name

My Commission Expires:



Marcelle Horwath

My Commission CC862737

Expires September 9, 2003