

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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N01000004669

*Tuscan Ridge Master Home
Owners Association, Inc.*

FILED
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TALLAHASSEE, FLORIDA

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- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
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- _____ UCC 1 or 3 File **J. BRYAN JUL - 3 2001**
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

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Signature _____

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**Articles Of Incorporation Of
Tuscan Ridge Master Homeowners Association, Inc.**

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TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I
Name**

The name of the Corporation is "Tuscan Ridge Master Homeowners Association, Inc.", hereafter referred to as the "Association"

**Article II
Not For Profit**

The Association is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its Members, Directors or Officers, except to the extent permissible under law.

**Article III
Commencement Of Corporate Existence
And Duration**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Association is perpetual.

**Article IV
Purposes**

The Association is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Easements, Covenants, Conditions and Restrictions of Tuscan Ridge Master Homeowners Association (the "Declaration") governing the use, maintenance and operation of certain common areas listed in the attached Exhibit "A", which common areas are located within and a part of a residential community in Polk County, Florida, a description of which is attached hereto as Exhibit "B" ("residential community"). The Association is referenced in the Declaration, and authorized, among other things, to assess Members in accordance with the Declaration, and levy and collect adequate assessments against its Members for the cost of maintenance and operation of the common areas, and surface water or stormwater management system contained within the legal description attached as Exhibit "A".
2. Operate, maintain and manage the surface water or stormwater management system(s)

in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

3. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without imitating the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

4. To do such other things as are incidental to the purposes of the Association or necessary or desirable in order to accomplish them.

Article V Limitation

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV (Purposes) hereof.

Article VI Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon 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 purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII Membership and Voting Rights

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to assessment by the Association, by covenants of record, including contract sellers, 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 the performance of any financial obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

There shall be two classes of membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in Class B membership, or

(b) on the date seven (7) years from the date when the Declaration is recorded.

The Declarant is defined in that certain Declaration of Easements, Covenants, Conditions and Restrictions of Tuscan Ridge Master Homeowners Association, Inc., recorded in the public records of Polk County, Florida.

**Article VIII
Initial Registered Office And Agent
And Principal Office Of The Association**

The street and mailing address of the initial registered office of business and principal office of the Corporation is 520 Virginia Drive, Suite A, Orlando, Florida 32803, and the initial registered agent of the Corporation at that address is Jeffrey Yeager. The principal office address and the registered office address is the same.

**Article IX
Initial Board Of Directors**

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association.

At the first annual meeting the members shall elect two directors for a term of one year, two directors for a term of two years and two directors for a term of three years; and at each annual meeting thereafter the members shall elect two directors for a term of three years.

**Article X
Officers**

The Officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title	Name	Address
President	Jeffrey Yeager	520 Virginia Drive, Suite A Orlando, Florida 32803
Vice President	Ronald E. Fenn	Post Office Box 735 Gotha, Florida 34734
Secretary	Jo Ann Yeager	520 Virginia Drive, Suite A Orlando, Florida 32803
Treasurer	Jo Ann Yeager	520 Virginia Drive, Suite A Orlando, Florida 32803

**Article XI
Incorporators**

The name and address of the Incorporator is as follows:

Name	Address
Jeffrey Yeager	520 Virginia Drive, Suite A Orlando, Florida 32803

**Article XII
Bylaws**

The Bylaws of the Association are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

**Article XIII
Amendment**

The Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation.

Amendment of these Articles shall require the assent of seventy five percent (75%) of the entire membership.

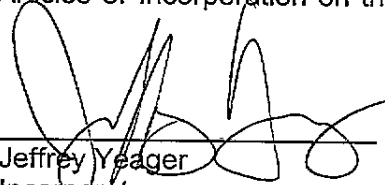
**Article XIV
Indemnification**

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the Florida General Corporation Act and the Florida Not For Profit Corporation Act.

Article XV – Conflict

In the event that any provision of these Articles of Incorporation conflict with any provision of Declaration, the provision of Declaration in conflict therewith shall control.

In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 26th day of June, 2001.




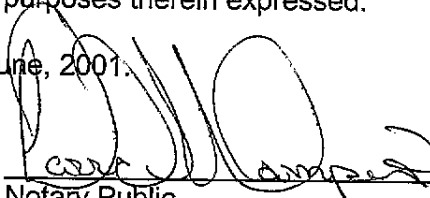
Jeffrey Yeager
Incorporator

State of Florida
County of Lake

Before me personally appeared Jeffrey, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 26th day of June, 2001.

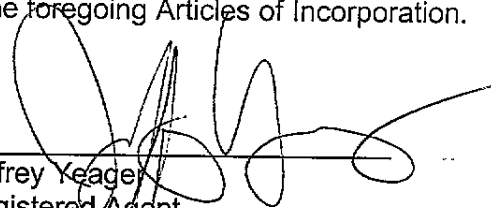
 David M Campione
My Commission CC845727
Expires July 23, 2003



Notary Public
My Commission Expires:

Acceptance By Registered Agent

The undersigned hereby accepts the appointment as Registered Agent of Tuscan Ridge Master Homeowners Association, Inc., which is contained in the foregoing Articles of Incorporation.



Jeffrey Yeager
Registered Agent

TALLAHASSEE, FLORIDA
SECRETARY OF STATE
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Exhibit "A"

Tract C, Village At Tuscan Ridge, the plat thereof recorded in Plat Book 113, Pages 37 and 38, Public Records of Polk County, Florida.

And

Tracts C, E, F, G, H, I and J, Tuscan Ridge Phase Two, the plat thereof recorded in Plat Book 113, Page 33, Public Records of Polk County, Florida.

Exhibit "B"
(Page 1 of 4)

Phase I: Begin at the intersection of the North Boundary of the North 1/2 of the South 1/2 of Section 36, Township 25 South, Range 26 East, Polk County, Florida with the Westerly right-of-way line of U.S. Highway 27; run thence South 08°03'30" East along said right-of-way line 671.32 feet to a point on a curve to the right having a radius of 1960.00 feet, a central angle of 09°39'07" and whose chord bears South 89°02'20" West; run thence along said curve an arc distance of 330.18 feet; run thence North 86°08'07" West 300.99 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 60°58'42"; run thence along said curve an arc distance of 26.61 feet to the beginning of a curve to the left having a radius of 90.00 feet and a central angle of 41°42'20"; run thence along said curve an arc distance of 65.51 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 67°03'20"; run thence along said curve an arc distance of 29.26 feet; run thence North 00°11'36" East, 0.14 feet; run thence North 89°48'24" West, 40.00 feet; run thence South 00°11'36" West, 0.28 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 66°52'23"; run thence along said curve an arc distance of 29.18 feet to the beginning of a curve to the left having a radius of 90.00 feet and a central angle of 89°14'39"; run thence along said curve an arc distance of 140.18 feet; run thence South 89°52'26" West, 109.25 feet; run thence South 01°47'02" East 100.37 feet; run thence South 48°16'42" East, 85.84 feet; run thence South 08°59'03" East, 117.97 feet; run thence South 02°26'57" West, 56.00 feet; run thence South 89°53'43" West, 29.10 feet to the beginning of a curve to the right having a radius of 62.00 feet and a central angle of 49°43'40"; run thence along said curve an arc distance of 53.81 feet; run thence North 40°22'36" West, 222.71 feet to the beginning of a curve to the left having a radius of 238.00 feet and a central angle of 49°43'40"; run thence along said curve an arc distance of 206.56 feet; run thence South 89°53'43" West, 298.77 feet to the beginning of a curve to the right having a radius of 162.00 feet and a central angle of 32°49'52"; run thence along said curve an arc distance of 92.83 feet; run thence North 57°16'25" West, 152.64 feet to the beginning of a curve to the right having a radius of 400.00 feet and a central angle of 57°20'38"; run thence along said curve an arc distance of 400.34 feet; run thence North 00°04'13" East, 80.37 feet to the beginning of a curve to the left having a radius of 198.00 feet and a central angle of 90°00'00"; run thence along said curve an arc distance of 311.02 feet; run thence North 00°01'10" West, 38.76 feet to a point on said North boundary of the North 1/2 of the South 1/2 of Section 36; run thence North 89°58'50" East along said North boundary 2046.65 feet to the Point of Beginning.

Exhibit "B"
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Phase II: Commence at the Intersection of the North boundary of the North 1/2 of the South 1/2 of Section 36, Township 25 South, Range 26 East, Polk County, Florida with the Westerly right-of-way line of U.S. Highway 27; run thence South 08°03'30" East along said right-of-way line, 671.32 feet to the Point of Beginning; said point also being a point on a curve to the right having a radius of 1960.00 feet, a central angle of 09°39'07" and whose chord bears South 89°02'20" West; run thence along said curve an arc distance of 330.18 feet; run thence North 86°08'07" West, 300.99 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 60°58'42"; run thence along said curve an arc distance of 26.61 feet to the beginning of a curve to the left having a radius of 90.00 feet and a central angle of 41°42'20"; run thence along said curve an arc distance of 65.51 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 67°03'20"; run thence along said curve an arc distance of 29.26 feet; run thence North 00°11'36" East, 0.14 feet; run thence North 89°48'24" West, 40.00 feet; run thence South 00°11'36" West, 0.28 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 66°52'23"; run thence along said curve an arc distance of 29.18 feet to the beginning of a curve to the left having a radius of 90.00 feet and a central angle of 89°14'39"; run thence along said curve an arc distance of 140.18 feet; run thence South 89°52'26" West, 109.25 feet; run thence South 01°47'02" East, 100.37 feet; run thence South 48°16'42" East, 85.84 feet; run thence South 08°59'03" East, 117.97 feet; run thence South 02°26'57" West, 56.00 feet; run thence South 89°53'43" West, 29.10 feet to the beginning of a curve to the right having a radius of 62.00 feet and a central angle of 49°43'40"; run thence along said curve an arc distance of 53.81 feet; run thence North 40°22'36" West, 51.38 feet; run thence South 49°37'24" West, 118.00 feet; run thence North 40°22'36" West, 53.47 feet; run thence South 49°37'24" West, 40.00 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and whose chord bears South 04°37'24" West; run thence along said curve an arc distance of 39.27 feet; run thence South 49°37'24" West, 93.00 feet; run thence North 40°22'36" West, 125.25 feet; run thence South 89°53'43" West, 281.16 feet to the beginning of a curve to the right having a radius of 438.00 feet and a central angle of 32°49'52"; run thence along said curve an arc distance of 250.98 feet; run thence North 57°16'25" West, 129.26 feet; run thence South 32°43'35" West, 118.00 feet; run thence North 57°16'25" West, 13.18 feet; run thence South 32°43'35" West, 40.00 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and whose chord bears South 12°16'25" East; run thence along said curve an arc distance of 39.27 feet; run thence South 32°43'35" West, 93.00 feet; run thence North 57°16'25" West, 35.19 feet to the beginning of a curve to the right having a radius of 952.00 feet and a central angle of 05°17'20"; run thence along said curve an arc distance of 87.88 feet; run thence South 38°00'55" West 111.49 feet to a point on a curve to the right having a radius of 34.59 feet, a central angle of 45°36'42" and whose chord bears North 65°19'47" West; run thence along said curve an arc distance of 27.53 feet; run thence South 39°24'45" West, 40.00 feet to a point on a curve to the right having a radius of 1110.00 feet, a central angle of 36°56'25" and whose chord bears North 32°07'02" West; run thence along said curve an arc distance of 715.65 feet; run thence South 76°21'10" West, 118.00 feet to a point on a curve to the right having a radius of 1228.00 feet, a central angle of 13°43'03" and whose chord bears North 06°47'18" West; run thence along said curve an arc distance of 294.00 feet;

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run thence North 00°04'13" East, 120.37 feet; run thence North 89°55'47" West, 146.93 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of 102°03'01"; run thence along said curve an arc distance of 44.53 feet to a point on a curve to the left having a radius 920.00 feet, a central angle of 21°29'39" and whose chord bears South 22°43'38" East; run thence along said curve an arc distance of 345.13 feet; run thence South 33°28'28" East 203.33 feet to the beginning of a curve to the right having a radius of 1080.00 feet and a central angle of 34°02'13"; run thence along said curve an arc distance of 641.58 feet to a point on the South boundary of the North 1/2 of the Southwest 1/4 of said Section 36; run thence South 89°55'59" East along said South boundary of the North 1/2 of the Southwest 1/4, a distance of 1010.33 feet to the Southeast corner of said North 1/2 of the Southwest 1/4; run thence North 89°53'43" East along the South boundary of the North 1/2 of the Southeast 1/4 of said Section 36, a distance of 1600.64 feet to a point on said Westerly right of way line of U.S. Highway 27; run thence North 08° 03' 30" West along said right-of-way line, 659.13 feet to the Point of Beginning.

Phase III:

Commence at the Intersection of the North boundary of the North 1/2 of the South 1/2 of Section 36, Township 25 South, Range 26 East Polk County, Florida and the Westerly right-of-way line of U.S. Highway 27; run thence South 89°58'50" West along said North boundary, 2046.65 feet to the Point of Beginning; run thence South 00°01'10" East, 38.76 feet to a point on a curve to the right having a radius of 198.00 feet, a central angle of 90°00'00" and whose chord bears South 44°55'47" East; run thence along said curve an arc distance of 311.02 feet; run thence South 00°04'13" West, 80.37 feet to the beginning of a curve to the left having a radius of 400.00 feet and a central angle of 57°20'38"; run thence along said curve an arc distance of 400.34 feet; run thence South 67°16'25" East, 152.64 feet to the beginning of a curve to the left having a radius of 162.00 feet and a central angle of 32°49'62"; run thence along said curve an arc distance of 92.83 feet; run thence North 89°53'43" East, 298.77 feet to the beginning of a curve to the right having a radius of 238.00 feet and a central angle of 49°43'40"; run thence along said curve an arc distance of 206.56 feet; run thence South 40°22'36" East, 171.34 feet; run thence South 49°37'24" West, 118.00 feet; run thence North 40°22'36" West, 53.47 feet; run thence South 49°37'24" West, 40.00 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and whose chord bears South 04°37'24" West; run thence along said curve an arc distance of 39.27 feet; run thence South 49°37'24" West, 93.00 feet; run thence North 40° 22' 36" West, 125.25 feet; run thence South 89°53'43" West, 281.16 feet to the beginning of a curve to the right having a radius of 438.00 feet and a central angle of 32°49'52"; run thence along said curve an arc distance of 20.98 feet; run thence North 57°16'25" West, 129.26 feet; run thence South 32°43'35" West, 118.00 feet; run thence North 57° 16' 25" West, 13.18 feet; run thence South 32°43'35" West, 40.00 feet to a point on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and whose chord bears South 12°16'25" East; run thence along said curve an arc distance of 39.27 feet; run thence

Exhibit "B"
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