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Department of State
Division of Corporations
409 East Gaines Street
Tallahassee Florida 32399

July 7, 2001

In re: Filing Non-Profit Corporation

Dear Sir or Madam,

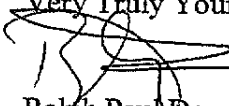
I enclose herein the following items and request that you file the Articles of Incorporation for a Non-Profit Corporation, and return a certified copy to me at my above address:

1. Articles of Incorporation for Greenway Maintenance Association, Inc., A corporation not for profit.
2. My check made payable to the Secretary of State in the amount of \$78.75 which includes the fee for a certified copy.

Also, could you send me an e-mail at lois@ucnsb.net, confirming that it has been incorporated? Thank you for your courtesy.

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Very Truly Yours,


Ralph Paul Douglas

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TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

GREENWAY MAINTENANCE ASSOCIATION, INC.

A CORPORATION NOT FOR PROFIT

In order to form a corporation, not for profit, under the laws of the State of Florida, we, the undersigned, hereby associate ourselves into a corporation for the purposes and with the powers hereinafter set forth:

I. NAME OF CORPORATION

The name of this corporation shall be GREENWAY MAINTENANCE ASSOCIATION, INC., A Florida corporation not for profit.

II. PURPOSE OF CORPORATION

The purpose of the Corporation shall be to administer the maintenance of access roads and drainage which is located on the property described and set forth in the Declaration of Restrictions, Easements and Requirements, filed by Traken Corporation, a Florida corporation, in Official Records Book 4738, at page 1099, in the Public Records of Polk County, Florida.

The corporation shall have to power and authority to levy assessments on the real property which is subject to the said Declaration of Restrictions, Easements and Requirements, for the purpose of maintaining the proper operation of the property, and its drainage facilities.

III. POWERS OF THE CORPORATION

1. The corporation shall have all of the powers and privileges granted to corporations not for profit under the laws of the State of Florida.
2. The corporation shall have all of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to the following:
 - a. To make and establish reasonable rules and regulations governing the maintenance and use of the property described in the Declaration of Restrictions, Easements, and Requirements, which are recorded in the Public Records of Polk County Florida.

- b. To levy and collect assessments against members of the corporation to defray the common expenses incurred in maintaining the access roads and the drainage facilities of the property pursuant to the said Declaration of Restrictions, Easements, and Requirements.
- c. To enforce the provisions of said Declaration of Restrictions Easements and Requirements, these Articles of Incorporation, and the By-Laws of the corporation, which may be hereinafter adopted.
- d. To do all other things which may be necessary to carry out the obligations imposed upon the corporation by the above described Declaration of Restrictions, Easements, and Requirements.
- e. To own and convey property.
- f. To assess members and enforce assessments.
- g. To sue and be sued.
- h. To contract for services to provide for operation and maintenance of the surface water management system facilities, if the association contemplates employing a maintenance company; to inspect, on a monthly basis, all inlets, control structures and culverts to ensure their pathways are clear and the inlets are in good working order; to remove all trash, debris and sediment from the inlets, culverts, and Retention/Detention facilities on a monthly basis; to stabilize and restore any eroded areas on the site, as needed; to maintain all grassed areas via mowing and removal of grass clippings, as needed; to inspect on a yearly basis all system components to ensure structural integrity and repair or replace, if necessary, said components.

IV. COMPLIANCE WITH SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS.

- 1. Any Amendments to these Articles of Incorporation, or The Declaration of Restrictions, Easements and Requirements, recorded in the Public Records of Polk County, Florida, affecting the surface water management system facilities, or the operation and maintenance of the surface water management system facilities, shall have the prior written approval of the Southwest Florida Water Management District.
- 2. If this corporation ceases to exist, all of the members of this corporation, who are also the property owners' of the property, which is subject to the Declaration of Restrictions, above described, shall be jointly and severally responsible for the operation and maintenance of the surface water management system facilities in accordance with the requirements of the Environmental Resource Permit, unless and until an alternate entity assumes such responsibility.

V. MEMBERSHIP IN CORPORATION

1. The qualification of members of the corporation, the manner of their admission to membership and termination of such membership and voting by member shall be as follows:
 - a. The owners of property contained within the legal description set forth in the above Declaration of Restrictions, shall be members of the corporation and no other persons or entities shall be entitled to membership.
 - b. Membership shall be established by the acquisition of fee title to the property so described in the Declaration of Restrictions, whether by conveyance, judicial decree, foreclosure, inheritance, or otherwise. Termination of membership shall likewise occur upon the transfer of title to another person or entity.

VI. LIFE OF CORPORATION

1. The corporation shall have perpetual existence.

VII. PRINCIPAL OFFICE OF CORPORATION

1. The principal office of the corporation shall be located at 3731 Red Oak Ct., Lake Wales, Florida 33850.

VIII. OFFICERS, AND SUBSCRIBERS

- | | | |
|----|---|--|
| 1. | Travis W. Resmondo
President,
and Subscriber | 3731 Red Oak Ct.
Lake Wales, Florida, 33853 |
| 2. | Ken Adair
Secretary Treasurer,
and Subscriber | 3731 Red Oak Ct.
Lake Wales Florida 33853 |

IX. INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. Every Officer and Director of the corporation shall be indemnified by the corporation against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon them in connection with any proceeding to which they may be a party, or in which they may become involved, by reason of their being or having been a Director or Officer, whether or not they are an Officer or Director at the time such expenses are incurred, except in such cases wherein the Officer or Directors adjudged guilty of willful misfeasance or malfeasance in the performance of their duties.
2. The Directors shall be elected by a majority vote of the membership at the annual corporate meeting.

X. AMENDMENTS TO ARTICLES OF INCORPORATION

1. These Articles of Incorporation may be amended upon vote by a majority of the members at a duly called meeting of the membership, subject to Article IV. above.

XI. REGISTERED AGENT

1. The registered agent of this corporation shall be Carolyn Adair, 3731 Red Oak Ct., Lake Wales, Florida 33850, and the registered office of the corporation shall be located at 3731 Red Oak Ct., Lake Wales, Florida 33850.

IN Witness Whereof, the subscribers have hereunto set their hands and seals this 27th day of June, 2001.

OFFICERS DIRECTORS AND
SUBSCRIBERS




TRAVIS W. RESMONDO



KEN ADAIR

REGISTERED AGENT



CAROLYN ADAIR

STATE OF FLORIDA
COUNTY OF POLK

Before Me, the undersigned authority, personally appeared TRAVIS W. RESMONDO, and KEN ADAIR, as a subscriber, officer and director of this corporation, and CAROLYN ADAIR, as registered agent, and who are personally

known to me, ✓, or were identified by their driver's license _____, and who signed these Articles of Incorporation for the purposes therein expressed.

In Witness whereof, I have hereunto set my hand and affixed my Official Seal in the State and County aforesaid, this 27th day of June, 2001.

NOTARY PUBLIC



Kenneth King

My Commission CC962010

Expires August 23, 2004

Kenneth King
My commission expires:)