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FLORIDA NON-PROFIT CORPORATION

The Swann Medical Complex Phase II Property Owners'
Association, Inc.

Certificate of Status	1
Certified Copy	0
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ARTICLES OF INCORPORATION

OF

The Swann Medical Complex Phase II Property Owners' Association,
Inc.

The undersigned incorporator to these Articles of
Incorporation, a natural person competent to contract, hereby
forms a corporation under the laws of the State of Florida.

ARTICLE I.

NAME

The name of this corporation is: The Swann Medical Complex
Phase II Property Owners' Association, Inc.

ARTICLE II.

INITIAL PRINCIPAL PLACE OF BUSINESS

AND MAILING ADDRESS

The street address of the initial principal office of the
corporation in the State of Florida is 1488 Conners Lane, Winter
Springs, FL 32708. The mailing address of the Corporation shall
be 1488 Conners Lane, Winter Springs, FL 32708. The Board of
Directors may from time to time move the principal office to any

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other address.

ARTICLE III.

CORPORATE PURPOSE AND MEMBERS OF THE CORPORATION

Purpose of Corporation. The purpose of the corporation is to act as the association for The Swann Medical Complex, a Planned Unit Development located in Polk County, Florida.

Membership in Association. Every Owner of a Lot in the development shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment.

Voting Rights. Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a given Lot, all such persons shall be Members and the vote for such Lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Lot owned.

Non-Payment of Charges and Assessments. Any Member who is delinquent in the payment of any charges duly levied by the Association against the Lot shall not be entitled to a vote until all such charges together with such reasonable penalties as the board of directors of the Association may impose have been paid.

ARTICLE IV.

DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be increased or diminished from time to time, as provided in the bylaws.

Members of the first Board of Directors shall serve until their successors are elected or appointed and have qualified. Directors shall be elected by a vote of the members of the corporation as provided in the bylaws of the corporation.

The name and street address of each member of the first Board of Directors is:

<u>Name</u>	<u>Address</u>
Richard T. Swann	1488 Connors Lane, Winter Springs, FL 32708
Richard T. Swann, Jr.	117 Southern Pine Way, Davenport, FL 33837

ARTICLE V.

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation in the State of Florida is 1488 Connors Lane, Winter Springs, FL 32708, and the name of the corporation's initial registered agent at that address is Richard T. Swann. The Board of Directors may from time to time move the registered office to any other address in Florida.

ARTICLE VI.

TERM OF EXISTENCE

The corporation is to exist perpetually, beginning with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida. If the corporation is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If the appropriate agency does not accept the conveyance, the surface water management system shall be conveyed or dedicated to a similar nonprofit corporation.

ARTICLE VII.

CORPORATE POWERS

The corporation shall have the following powers:

1. The corporation shall have all of the powers of a corporation not for profit in the state of Florida and all powers necessary to fulfill its duties and powers under the declaration of restrictions for The Swann Medical Complex development. These powers shall include, but not be limited to the following:

- A. Own and convey property.
- B. Operate and maintain common property, specifically 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 Corporation contemplates employing a maintenance company.
- G. Require all property owners in the development to be members.
- H. Take any other action necessary for the purposes for which the corporation is organized.

ARTICLE VIII.

INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Name

Address

Thomas C. Floyd

1552 Sixth Street SE, Winter Haven,
Florida 33880


Executed this 21 day of September 2001.


Thomas C. Floyd, Incorporator

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**


In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That The Swann Medical Complex Phase II Property Owners' Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at the City of Winter Park, County of Seminole, State of Florida, has named, Richard T. Swann, located at 1488 Connors Lane, Winter Springs, FL 32708 , Seminole County, Florida, as its agent to accept service of process within this state.


Thomas C. Floyd
Incorporator

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office. I am familiar with, and accept, the obligations of that position.


Richard T. Swann
Registered Agent

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