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TRANSMITTAL LETTER

Department of State
Division of Corporation
P.O. Box 6327
Tallahassee, FL 32314

SUBJECT: Snug Harbor Townhomes Owners Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for:

\$70.00
Filing Fee

X \$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Sam Defranco

Name (Printed or typed)

1610 Mardis Place

Address

Jacksonville, FL 32205

City, State & Zip

(904) 573-1637

Daytime Telephone Number

FILED
01 NOV 13 AM 8:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

FILED
01 NOV 13 AM 8:42
SECRETARY OF STATE
TALLAHASSEE, FL 32399

ARTICLE I NAME

The name of the corporation shall be:

Snug Harbor Townhomes Owners Association, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1610 Mardis Place
Jacksonville, FL 32205

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

1. To ensure the best and most appropriate maintenance, development and improvement of certain real property more particularly described in Exhibit "A" attached hereto.
2. To administer said property in accordance with the declaration of covenants, conditions and restrictions as set forth in a document recorded at vol. 6556 pg.1006, Duval County, Florida.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

There shall be three directors who shall be elected annually by a majority of class A members as directed in the document recorded at vol. 6556 pg.1006, Duval County, Florida.

ARTICLE V INITIAL DIRECTORS/OFFICERS

The name(s), address(es) and title(s):

Sam Defranco - President	Denia Finger - Secretary	Jenny McKinnon - Treasurer
1610 Mardis Place	1570 Mardis Place	1572 Mardis Place
Jacksonville, FL 32205	Jacksonville, FL 32205	Jacksonville, FL 32205

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Sam Defranco
1610 Mardis Place
Jacksonville, FL 32205

ARTICLE VII INCORPORATOR

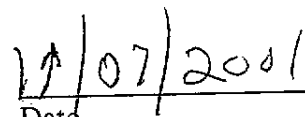
The name and address of the Incorporator is:

Sam Defranco
1610 Mardis Place
Jacksonville, FL 32205

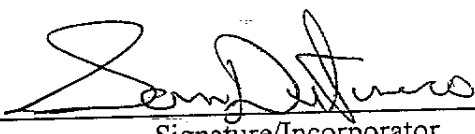
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



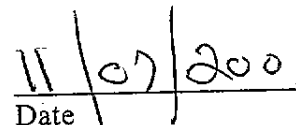
Sam Defranco Signature/Registered Agent



Date



Sam Defranco Signature/Incorporator



Date

EXHIBIT A**DESCRIPTION :**

The Westerly 197.0 feet of Tract 17 of "Cedar Creek Farms", as per plat thereof recorded in Plat Book 3, at Page 86 of the Public Records of Duval County, Florida; and, also;

Tract 4 of "Cedar Springs", as per plat thereof recorded in Plat Book 4, at Page 22 of the Public Records of Duval County, Florida; and, also;

Those lands as described by Ordinance No. 84-1459-776, as ordained by the City of Jacksonville and recorded in Official Records Book 5914, Pages 23-25 of the Public Records of Duval County, Florida, and being a portion of Park Street and an unnamed road lying between the plats of Cedar Creek Farms and Cedar Springs;

and being more particularly described as follows :

Commence at an iron pipe found at the Northwest corner of Tract 17 of "Cedar Creek Farms", as per Plat Book 3, Page 86, of the Public Records of Duval County, Florida, for a Point of Reference; thence run South 89 deg. 29 min. 20 sec. East along the North line of said Tract 17, said line also being the Southerly right-of-way line of Park Street and Westerly prolongation thereof, a distance of 197.00 feet to an iron pipe found at the Northeast corner of the Westerly 197.0 feet of said Tract 17 and the POINT OF BEGINNING; thence run South 00 deg. 53 min. 20 sec. East along the East line of said Westerly 197.0 feet of Tract 17, a distance of 739.00 feet to an iron pipe found at the Southeast corner of said Westerly 197.0 feet, said iron pipe being at the approximate bank of Cedar Creek; thence North 40 deg. 03 min. 09 sec. West along said bank, a distance of 242.34 feet; thence run North 45 deg. 35 min. 12 sec. West along said bank, a distance of 175.07 feet; thence run North 50 deg. 13 min. 02 sec. West along said bank, a distance of 342.25 feet; thence run North 37 deg. 37 min. 52 sec. West along said bank, a distance of 221.89 feet; thence run North 63 deg. 22 min. 02 sec. West along said bank, a distance of 40.66 feet to a found iron pipe; thence run North 01 deg. 34 min. 50 sec. West, a distance of 30.00 feet to an iron pipe found on the North line of Section 31, Township 2 South, Range 26 East; thence run South 89 deg. 40 min. 25 sec. East along said North line of Section 31, a distance of 500.13 feet to an iron pipe found; thence run North 00 deg. 10 min. 54 sec. West, a distance of 20.45 feet to an iron pipe found; thence run North 35 deg. 37 min. 04 sec. East, a distance of 1.69 feet to an intersection with a curve of the Southerly right-of-way line of Park Street, said curve being concave Northeasterly and having a radius of 160.51 feet, chord bearing and distance of South 71 deg. 56 min. 08 sec. East, 96.82 feet, and a central angle of 35 deg. 06 min. 24 sec.; thence run along said curve, an arc distance of 98.35 feet to the P.T. of said curve; thence run South 89 deg. 29 min. 20 sec. East along said right-of-way, a distance of 112.11 feet to the said Point of Beginning.