

Division of Corporations

No2000001470

Florida Department of State

Division of Corporations

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To:

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Fax Number : (850) 205-0381

From:

Account Name : JO CLAIRE SPEAR, P.A.
Account Number : I20000000042
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FLORIDA NON-PROFIT CORPORATION

BLESSED ESTATES HOMEOWNER'S ASSOCIATION, INC.

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|-----------------------|---------|
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| Estimated Charge | \$78.75 |

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**ARTICLES OF INCORPORATION
OF
BLESSED ESTATES HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation not-for-profit under Chapter 617 of the Florida Statutes, hereby agrees to the following:

ARTICLE I

CORPORATE NAME

The name of this Corporation is BLESSED ESTATES HOMEOWNER'S ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II

**INITIAL PRINCIPAL OFFICE
AND MAILING ADDRESS**

The initial principal office and the mailing address of the Association is 1506 E. Bearss Avenue, Lutz, FL 33549.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control for the residential Lots and Common Area within that certain tract of land hereinafter referred to as Blessed Estates Subdivision as per plat thereof to be recorded in the Public Records of Hillsborough County, Florida (hereafter referred to as the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions as may hereafter be brought within the jurisdiction of this Association.

The powers of the Association include the exercise of all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the deed restrictions (hereinafter called the "Restrictions") applicable to the Property and recorded or to be recorded in the Public Records of Hillsborough County, Florida, as the same may be amended from time to time; to fix, levy liens on Lots, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Restrictions; to establish a budget and to fix assessments to be levied against all Lots which are subject to assessments pursuant to the restrictions for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures; to provide standards for the construction, appearance, and maintenance of improvements to the Property; to transfer

This instrument prepared by:
Jo Claire Spear, Esquire (Fla. Bar #0847781)
9410 International Ct. N.
St. Petersburg, FL 33716

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all or any part of the Common Area to any public agency or authority or utility for such purposes; and to have and exercise any and all powers, rights and privileges which a corporation organized under the Florida Not For Profit Corporation Act by law may now or hereafter have or exercise.

Notwithstanding any other provisions of these Articles of Incorporation, the Association shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code of 1986, as amended, and no dividends shall be paid to, and no part of the net income or assets of the Association shall inure to the benefit of any director, officer or other private individual, except that the Association may pay reasonable compensation for services rendered.

ARTICLE V

MEMBERSHIP

The record owner of the fee interest on any Lot, including a contract seller, shall be a member of the Association. The foregoing is not intended to include person or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot by the Association.

ARTICLE VI

MANNER OF ELECTION

Directors shall be elected or appointed in the manner and for the terms provided in the Bylaws of the Association.

ARTICLE VII

INITIAL DIRECTORS

A Board of three (3) Directors, who need not be members of the Association, shall manage the affairs of this Association. The number of directors may be changed by amendment to, or in the manner provided in, these Articles of the Bylaws of the Association, but there must never be less than three (3) Directors. The name and addresses of the persons who are to act in the capacity of the initial directors until the selection of their successors are:

Raymond L. Rairigh Sr.
1807 Curry Rd.
Lutz, FL 33549

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Jerome C. Harrell
504 Debuel Rd.
Lutz, FL 33549

Gregory S. Rairigh
1506 E. Bearss Ave.
Lutz, FL 33549

ARTICLE VIII

INITIAL REGISTERED AGENT AND OFFICE

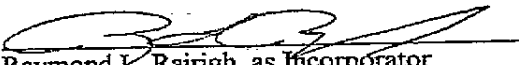
The name and address of the initial registered agent of the Association is:
Raymond L. Rairigh, 1506 E. Bearss Avenue, Lutz, FL 33549.

ARTICLE IX

INCORPORATOR


The name and address of the person signing these Articles, as incorporator, is:
Raymond L. Rairigh, 1506 E. Bearss Avenue, Lutz, FL 33549.

FOR THE PURPOSE of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 27th day of February, 2002.


Raymond L. Rairigh, as Incorporator
Date: February 27, 2002

CERTIFICATE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated Association at the place designated in the foregoing Articles of Incorporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Raymond L. Rairigh, as Registered Agent
Date: February 27, 2002

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