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FLORIDA NON-PROFIT CORPORATION

oak park homeowners association of deland, inc.

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ARTICLES OF INCORPORATION
OF

OAK PARK HOMEOWNERS ASSOCIATION OF DELAND INC.

(a non-profit Florida Corporation)

We, the undersigned, hereby associate ourselves together and make,
subscribe and acknowledge these Articles of Incorporation for the purpose of becoming
incorporated in accordance with and under the laws of the State of Florida as a
corporation not for profit.

ARTICLE I - NAME

The name of this corporation shall be Oak Park Homeowners Association of
DeLand Inc.

ARTICLE II - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE III - PURPOSES

The general purposes for which this corporation is organized are as follows:

- a. To provide for the orderly enjoyment of Oak Park Subdivision.
- b. To promote the health, safety and welfare of the members of this
corporation and to oversee the proper maintenance by members of this
corporation of the property in Oak Park Subdivision so as to further the
aesthetic and cleanliness of Oak Park Subdivision.
- c. To enforce the terms, covenants and conditions and restrictions
appertaining to Oak Park Subdivision, recorded in Public Records of

Volusia County, Florida, Official Records Book 26134 inclusive.

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- d. To establish rules and regulations for the use of any common areas and any recreational facilities within Oak Park Subdivision.
- e. To maintain, manage and operate entrances, median strips, rights of way, any common areas to include a water retention area and easements pertaining to Oak Park Subdivision.
- f. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of Oak Park Homeowners Association of DeLand, Inc., as established in declaration of covenants and restrictions for Subdivision, recorded in Public Records of Volusia County, Florida, in Official Records Book 2613, Pages 1395 through pages 1400 Inclusive, and as the same may be amended from time to time as provided therein.
- g. To establish, levy and collect assessments from members as appropriate and authorized by the bylaws and to enforce such assessments if necessary.
- h. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessment of the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for the common areas, drainage area, easements, entrance, median strips and rights of way and any other property as may be acquired on maintenance by the corporation.

ARTICLE IV - POWERS

The Corporation shall have all of the common law and statutory powers permitted under the law of the State of Florida for a corporation not for profit now existing or as

henceforth may exist, and all powers reasonable necessary to implement and effectuate the purposes of corporation, including but not limited to the power:

- a. To acquire by any means real and personal property.
- b. To enforce assessments by suit.
- c. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the common property and assets.

ARTICLE V - MEMBERSHIP & INITIAL REGISTERED AGENT & OFFICE

Any natural person, firm, corporation or entity who is the owner of a lot or dwelling unit as defined in the Declaration of Covenants and Restrictions for Oak Park shall automatically become a member upon the acquisition of an ownership interest in title to any lot or dwelling unit. Any natural person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an owner by virtue of such lien, mortgage or other encumbrance alone, provided, however, that nothing contained herein shall be construed as prohibiting membership in this Corporation by a person, firm, corporation or other entity from its mortgagor or his successor or assigns. Membership in this Corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

The initial registered agent is GEORGE MASSEY and the initial registered office is 721 Wright Court, DeLand, FL 32720.

ARTICLES VI - SUBSCRIBERS

The names and residences of the subscribers to these articles of Incorporation are:

1. George Massey 721 Wright Ct., DeLand, FL 32720
2. Robert Kloppenberg 515 Hemmingway Ct., DeLand, FL 32720

3. Joseph Blankenbaker 719 Wright Ct., DeLand, FL 32720
4. Juanita Cutts 532 Hemingway Ct., DeLand, FL 32720
5. Elaine Callis 536 Hemingway Ct., DeLand, FL 32720

ARTICLE VII - MANAGEMENT OF CORPORATION

The business affairs of this Corporation shall be managed by a Board of Directors composed of not less than three or more than seven members. The Directors of the Corporation shall be elected as provided in the bylaws by the membership at the regular annual meeting of the members of the Corporation. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

1. George Massey 721 Wright Ct., DeLand, FL 32720
2. Robert Kloppenberg 515 Hemmingway Ct., DeLand, FL 32720
3. Joseph Blankenbaker 719 Wright Ct., DeLand, FL 32720
4. Juanita Cutts 532 Hemingway Ct., DeLand, FL 32720
5. Elaine Callis 536 Hemingway Ct., DeLand, FL 32720

ARTICLE VIII - OFFICERS and CORPORATE OFFICE

The officers of the corporation shall consist of Chairman, President, Secretary and Treasurer who are elected in accordance with the bylaws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

Chairman:	George Massey
President:	George Massey
Vice President:	Joseph Blankenbaker
Secretary:	Juanita Cutts
Treasurer:	Robert Kloppenberg

The initial corporate office address is 721 Wright CT, DeLand, FL 328720

ARTICLE IX - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the bylaws. Amendments will be finally adopted upon the affirmative vote of seventy-five percent of the qualified voting members.

ARTICLE X - BYLAWS

The Bylaws of Corporation shall be adopted by the affirmative vote of seventy-five percent of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five percent vote of the qualified voting members at a regular or special meeting called in accordance with the bylaws.

IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 3rd day of December, 2001.

George Massey

Robert Kloppenberg

Juanita Curtis

Joseph Blankenbaker

Elaine Callis

ATTORNEY EDWARD HATZ
P.O. BOX 265337
DAYTONA BEACH, FL
32126-5337

FL BAR # 112195

386 736 7708


State of Florida

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County of Volusia

I hereby certify that before be this day, personally appeared, George Massey, Joseph Blankenbaker, Elaine Callis, Robert K. Cappenberg, and Juanita Cutts to me known and known to be the individuals described herein and who executed the foregoing Articles of Incorporation and acknowledged the execution of these Articles of Incorporation for the uses and purposes therein stated and that they were natural persons competent to contract.

WITNESS my hand and official seal in the County and State named above this 3rd day of December, 2001.


Notary Public, State of Florida

EDWARD I. MATZ
My Commission Expires:

NOTARY PUBLIC - STATE OF FLORIDA
EDWARD I. MATZ
COMMISSION # 00024087
EXPIRES 4/18/2008
BONDED THRU ASA 1-888-NOTARYS

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIO OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES AND AM FAMILIAR WITH THE OBLIGATIONS AND ACCEPT THEM IN MY POSITION AS REGISTERED AGENT.

Dated 2-11-02

Sworn to by George Massey on 2-11-02


Registered Agent

GEORGE MASSEY

NOTARY PUBLIC - STATE OF FLORIDA
EDWARD I. MATZ
COMMISSION # 00024087
EXPIRES 4/18/2008
BONDED THRU ASA 1-888-NOTARYS

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