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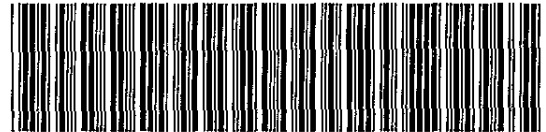
(Business Entity Name)

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DIVISION OF CORPORATION
TALLAHASSEE, FLORIDA

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June 2, 2003

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Casa Campo Property Owner's Association, Inc.

Filing Evidence

- ☐ Plain/Confirmation Copy
- ☒ Certified Copy

Retrieval Request

- ☐ Photocopy
- ☐ Certified Copy

Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

June 2, 2003

UCC FILING & SEARCH SERVICES, INC.

SUBJECT: CASA CAMPO PROPERTY OWNER'S ASSOCIATION, INC.
Ref. Number: W03000015547

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03 JUN -2 PM 4:09
DIVISION OF CORPORATIONS

We have received your document for CASA CAMPO PROPERTY OWNER'S ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list at least one incorporator with a complete business street address.

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

The registered agent must sign accepting the designation.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

710 Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6930.

Donna Graves
Document Specialist
New Filings Section

Letter Number: 103A00034484

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
CASA CAMPO PROPERTY OWNER'S ASSOCIATION, INC.

The undersigned, acting as Incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be Casa Campo Property Owner's Association, Inc. (hereinafter referred to as "Association").

ARTICLE II
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and the mailing address of the Association shall be 1396 U.S. Highway 1, Vero Beach, Florida 32960.

ARTICLE III
PURPOSE

The specific purposes for which the Association is organized are:

1. To have all of the powers and privileges granted to corporations not for profit under the law of the State of Florida.
2. To have all of the powers reasonably necessary to implement and effectuate the purposes of the corporation as described in the Declaration of Covenants, Conditions and Restrictions for certain un-platted real property located in Indian River County, Florida as recorded in Official Record Book _____ at Page _____ through _____ of the Public Records of Indian River County, Florida (and as such Declaration may be amended from time to time in the future (the "Declaration") and these Articles.
3. To establish, maintain and operate an Association not for profit to assist in the promotion of public safety and health by providing improvements and maintenance for those properties, streets, rights-of-way, and easements not publicly dedicated as shown Exhibit "A" attached hereto.
4. To make and establish reasonable rules and regulations covering the use and

maintenance of property within the un-platted lands described in Exhibit "B" hereof.

5. To levy and collect, from time to time assessments against members of the Association to pay expenses of maintenance and repair of areas lying within the unplatted lands described in Exhibit "B" hereof and for other expenses incurred in implementing the Association's purposes in such manner as may be provided in the Bylaws of the Association, the Declaration of these Articles, including authorized special assessments. The Association shall have a lien upon any property of a member of the Association lying within the un-platted lands described in Exhibit "B" hereof for the payment of such assessments; the lien herein provided for shall secure the monies due for all assessments levied against a member(s) of the Association or any property owned by such member(s) as provided in the Declaration, the Bylaws and these Articles, together with interest upon delinquent assessments for all costs and expenses, including a reasonable attorney's fee, which may be incurred by the Association in enforcing the liens, which liens may be recorded in the Public Records of Indian River County, Florida. The lien herein provided shall be subordinate to any institutional first mortgage on the subject property.
6. To enforce the provisions of the Declaration, as it may be amended from time to time.
7. To exert a unified effort for the members of the Association to protect the value of the property of the members of the Association, and to engage in such other activities as may be to the mutual benefit of the owners of the property.
8. The Association shall operate, maintain and manage the surface water or stormwater management systems serving the land described in Exhibit "A" in a manner consistent with governmental or regulatory agency(ies) requirements and applicable rules and regulations, and shall assist in the enforcement of the restrictions and covenants contained herein or referred to herein.
9. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system. The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including , but not limited to, work within retention areas, drainage structures, and drainage easements.
10. To do such other things as may be necessary in order to perform the duties and

exercise the power provided for the Association in the Declaration.

ARTICLE IV
MEMBERS

Membership in the Association and voting rights shall be as described in the Declaration.

ARTICLE V
MANNER OF ELECTION OF DIRECTORS

The manner in which the directors are elected or appointed shall be as described in the Bylaws of the Association.

ARTICLE VII
LIMITATION OF CORPORATE POWERS

The corporate powers of this Association are as provided in Section 617.0302, Florida Statutes, except as limited herein:

1. Appointed officers and agents shall not be entitled to compensation.
2. The power of the Association shall be subject to the provision of the Declaration, and to the extent of any express conflict between the Declaration and Section 617.0302, Florida Statutes, the Declaration shall prevail.

ARTICLE VIII
INITIAL REGISTERED AGENT, /INCORPORATOR ADDRESS

The name and street address of the Incorporator of these Articles of Incorporation is ROBERT G. MOONEY, JR., 1396 U.S. Highway 1, Vero Beach, Florida 32960.

ARTICLE IX
INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or any entitlement of an proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a Director or Officer of the Association, whether or not he or she is a director or Officer at the time such expenses are incurred, except when the director or Officer is adjudged guilty of willful misfeasance of malfeasance in the performance of his duties; provided

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement or reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

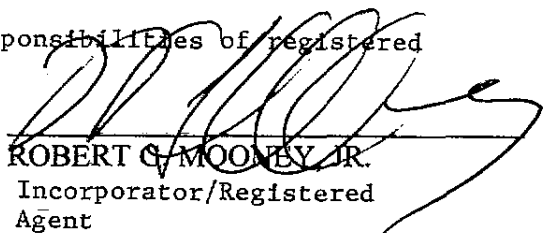
ARTICLE X
DISSOLUTION

In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, shall be dedicated to any appropriate public agency or utility too be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association properties shall be effective to divest or diminish any right or title of any member vested in him or her under the Declaration unless made in according with the provision of such Declaration or any recorded deed.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with the laws of the State of Florida and the requirements of any and all applicable permitting agency(ies).

The undersigned incorporator has executed these Articles of Incorporation this 24th day of April, 2003.

I am familiar with the duties & responsibilities of registered agent & hereby accept that designation.


ROBERT G. MOONEY, JR.
Incorporator/Registered
Agent

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 24th day of April 2003, by ROBERT G. MOONEY, JR., who is personally known to me or who produced Florida driver's License as identification thereof.



OFFICIAL NOTARY SEAL
LISA P WILSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC859996
MY COMMISSION EXP. AUG. 1, 2003