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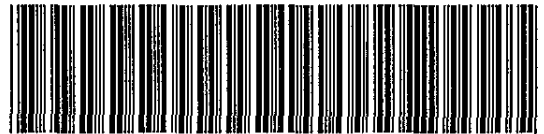
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 NOV -4 PM 2:06



THOMAS P. McALVANAH, P.A.

Attorney At Law
5739 Gall Boulevard, Zephyrhills, Florida 33542
Phone: (813) 782-2002
Fax: (813) 788-3852

November 3, 2003

Division of Corporations
New Filings Section
P. O. Box 6327
Tallahassee, FL 32314

Re: *Town View Medical Arts Center Owners Association, Inc.*

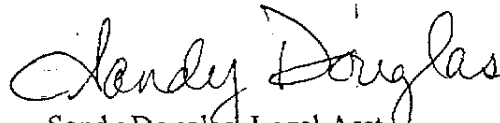
Dear Sirs:

I am enclosing herewith an original and one copy of the Certificate of Incorporation for the above-referenced non-profit corporation, along with my check in the sum of \$78.75, representing the filing fee (\$35.00), the registered agent designation fee (\$35.00), and the cost of a certified copy of this filing (\$8.75).

Please file this corporation and forward the certified copy to my office at the address above.

Thank you for your assistance and cooperation with these matters.

Sincerely,


Sandy Douglas, Legal Asst.

/sd

Enclosures

**ARTICLES OF INCORPORATION
TOWN VIEW MEDICAL ARTS CENTER
OWNERS ASSOCIATION, INC.**

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We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617, Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation (hereinafter called the "Association") is TOWN VIEW MEDICAL ARTS CENTER OWNERS ASSOCIATION, INC.

ARTICLE II

The principal place of business is 7304 Gall Boulevard, Zephyrhills, FL 33541. The principal mailing address of the corporation will be 411 Commercial Court, Ste.E., Venice, Florida 34292.

ARTICLE III

The specific primary purpose for which the Association is formed are to provide for maintenance and preservation of the retention pond and common areas for the real property described as follows:

See Attached Exhibit "A"

and to assess costs thereto for the surrounding landowners benefitting from same.

In furtherance of such purpose, the Association shall have the power to:

- a. Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the Public Records of Pasco County, Florida.
- b. Affix, levy, and collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.
- c. Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose

of real and personal property in connection with the affairs of the Association.

- d. Establish rules and regulations governing Owners responsibility.
- e. Sue and be sued.
- f. Contract for services, such as to provide for operation and maintenance if the Association contemplates employing a maintenance company.
- g. Exist in perpetuity, however, if the Association, is dissolved, the property consisting of the surface water management systems shall be conveyed to an appropriate agency of local government and that if not accepted, then the surface water management system shall be dedicated to a similar non profit corporation.
- h. Operate and maintain the real property described herein, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.
- i. Borrow money.
- j. Dedicate, sell, or transfer all of any part of all the real property to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members.
- k. Participate in mergers and consolidations with other nonprofit corporations organized for the same purpose, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two thirds (2/3) of each class of members.
- l. Have and exercise any and all powers, rights, and privileges that a nonprofit corporation organized under Chapter 720 of the Florida Statutes by law may now or hereafter have or exercise.
- m. Take any other action necessary for the purposes for which the Association is organized.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against all surrounding landowners provided in the Declaration, and no profit of any net earnings of the association will inure

to the benefit of any member.

ARTICLE IV

A. The Officers of the Association shall be a President, one or more Vice-Presidents, if determined necessary by the Board, Secretary and a Treasurer.

B. The names of the persons who are to serve as Officers of the Association until the first annual meeting of the Board are:

OFFICE

NAME

President

JAMES H. BINGHAM, SR.

Vice-President

LEE J. GROSSBARD

Secretary

LEE J. GROSSBARD

Treasurer

JAMES H. BINGHAM, SR.

C. The Officers shall be elected at each annual meeting of the Board or as provided in the By-Laws, and each shall serve until a successor is chosen and qualified, or until his resignation, disqualification, removal or death.

D. The Officers shall have duties, responsibilities and powers as provided in the By-Laws and the Florida Statutes.

ARTICLE V

The name and residence address of each Director is:

JAMES H. BINGHAM, 411 Commercial Court, Suite E, Venice, Florida 34292

DR. LEE J. GROSSBARD, 37840 Medical Arts Court, Zephyrhills, FL 33541

DR. PAVITAR S. CHEEMA, 38023 N. Medical Avenue, Zephyrhills, FL 33541

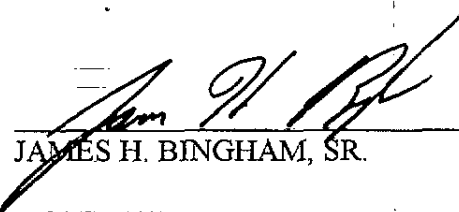
ARTICLE VI

The name and address of the initial registered agent of the Association shall be: JAMES H. BINGHAM, SR., 411 Commercial Court, Suite E, Venice, Florida 34292.

ARTICLE VII

The name and address of the Incorporator is JAMES H. BINGHAM, SR., 411 Commercial

Court, Suite E, Venice, Florida 34292.


JAMES H. BINGHAM, SR.

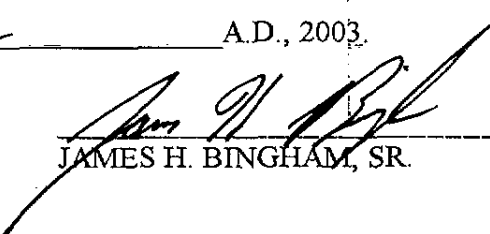
ARTICLE VIII

These Articles of Incorporation may be amended as set forth in the Florida Statutes as amended from time to time.

ARTICLE IX

The length of time the corporation is to be is perpetual.

IN WITNESS WHEREOF, the undersigned executed these Articles of Incorporation at Venice, Florida on this 22nd day of October A.D., 2003.


JAMES H. BINGHAM, SR.


Witness: WILLIAM S. BINGHAM


Witness: SALLY R. SLAVA-NORBER

STATE OF FLORIDA

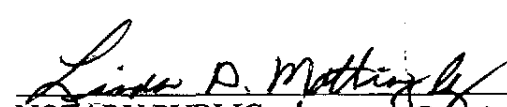
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **JAMES H. BINGHAM, SR.**, as Incorporator known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following forms of identification of the above-named person: Personally Known.

WITNESS my hand and seal in the County and State last aforesaid on this 23rd day of October A.D. 2003.

Seal/Commission Expiration:




NOTARY PUBLIC LINDA D. MATTINGLY

ACCEPTANCE

Having been named as Registered agent to accept service of process for TOWN VIEW MEDICAL ARTS CENTER OWNERS ASSOCIATION, INC., 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.


Registered Agent: JAMES H. BINGHAM, SR.

Prepared By:

Thomas P. McAlvanah, Esquire

Thomas P. McAlvanah, P.A.

5739 Gall Boulevard

Zephyrhills, Florida 33542

(813)782-2002

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EASEMENT DESCRIPTION (OFF-SITE RETENTION AREA)

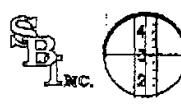
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, N. 89°58'35" W., 193.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; THENCE ALONG SAID LINE, S. 01°09'30" E., 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PRETTY POND ROAD; THENCE ALONG SAID LINE, N. 89°58'35" W., 1092.00 FEET; THENCE S. 00°07'42" W., 1300.77 FEET TO THE NORTH BOUNDARY OF SPANISH TRAILS VILLAGE, AS RECORDED IN PLAT BOOK 13, PAGES 59 AND 60, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID LINE, N. 89°58'40" W., 260.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N. 89°58'40" W., 255.03 FEET TO THE EAST LINE OF THE WEST 185.00 FEET OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID LINE, N. 00°10'32" E., 663.08 FEET; THENCE S. 89°58'44" E., 254.48 FEET; THENCE S. 00°07'42" W., 663.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.878 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

NOTES

1. THIS MAP REPRESENTS A SKETCH ONLY - NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SKETCH.
4. DESCRIPTION TAKEN FROM BOUNDARY SURVEY DATED 05/19/93, JOB NUMBER 7721.
5. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM. THE NORTH LINE OF THE SE. 1/4 OF SECTION 34-25-21 = N. 89°58'35" W.
6. THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
7. ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP, SKETCH OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF SIMMONS & BEALL, INC. IS STRICTLY PROHIBITED. THIS SKETCH OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. SIMMONS & BEALL, INC. AND/OR THE SIGNING PARTY ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.

GENERAL LEGEND		SIMMONS & BEALL, INC. SURVEYING & MAPPING	
(D)	- Deed or Description		P.O. BOX 1287 12218 HWY. 301 S. DADE CITY, FLORIDA 33526 (352) 567-0048 FAX (352) 567-0675 LB NUMBER 8382
CM	- Concrete Monument		
POB	- Point of Beginning		
P.C.P.	- Permanent Control Point		
P.R.M.	- Permanent Reference Monument		
R/W	- Right of Way		
RRS.	- Railroad Spike		
N & D	- Nail and Disk		
(C)	- Computed Data		
P.C.	- Point of Curvature		
P.T.	- Point of Tangency		
IP	- Iron Pipe		
(P)	- Plot		
FD	- Found		
S.	- Set		
(F) - Field Data (R) - Iron Rod (C) - Center Line (R) - Radial (NR) - Non Radial		Date of Survey : _____ Date of Plot : 09-16-03 Job Number : 97256-DE	Drawn by : CT Checked by : MWB Shot : TWO OF TWO
REVISIONS		CERTIFIED TO : TOWNVIEW MEDICAL ARTS CENTER PARTNERSHIP	