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November 17, 2003

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

RE: Pines of Deer Creek Homeowner's Association, Inc.
Our File No. 16,019GG

Ladies and Gentlemen:

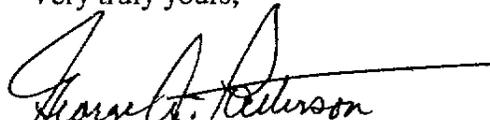
Enclosed are the original and one copy of the Articles of Incorporation for the above-named proposed Florida corporation. Also enclosed is our firm's check in the amount of \$78.75 payable to the Department of State, representing payment of the following:

Filing Fees	\$35.00
Certified Copy	\$ 8.75
Registered Agent <u>Designation</u>	<u>\$35.00</u>
TOTAL:	\$78.75

Please file the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Thank you for your consideration in this matter.

Very truly yours,


GEORGE A. PATTERSON

/em
Enclosures

ARTICLES OF INCORPORATION

OF

PINES OF DEER CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida corporation not-for-profit

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

ARTICLE I

The name of this Corporation is **“THE PINES OF DEER CREEK HOMEOWNERS ASSOCIATION, INC.”**, a Florida corporation not-for-profit, hereinafter referred to as the **“Association”**.

ARTICLE II

Purpose

The purposes for which the Association is organized are as follows:

1. To operate as a corporation not for profit pursuant to Chapter 617 of the Florida Statutes.
2. To administer, enforce and carry out the terms and provisions of the **“Declaration of Covenants and Restrictions of The Pines of Deer Creek”** (hereinafter referred to as the **“Declaration”**), as recorded in O.R. Book 7836 at Page 615, of the Public Records of Broward County, Florida, and as same may be amended from time to time.
3. To administer, enforce and carry out the terms and provisions of any other declaration of covenants and restrictions, or similar document, submitting property to the jurisdiction of, or assigning responsibilities, rights or duties to, the Association, and accepted by the Board of Directors of the Association.
4. To promote the health, safety and welfare of the Members of the Association.

ARTICLE III

Powers

The Association shall have the following powers:

1. All of the common law and statutory powers of a corporation not-for-profit under the Laws of the State of Florida.
2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the Declaration or any similar document, either express or implied including, but not limited to, the following:

A. To own, purchase, mortgage, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

B. To make and collect Assessments against Members of the Association to defray the costs, expenses and losses incurred or to be incurred by the Association.

C. To make, establish and enforce reasonable rules and regulations governing the use of Common Areas, parks, recreational areas, Lots, residential dwellings and other property under the jurisdiction of the Association.

D. To grant and modify easements, and to dedicate property owned by the Association to any public or quasi-public agency, authority or utility company for public, utility, drainage and lake maintenance purposes.

E. To borrow money for the purposes of carrying out the powers and duties of the Association.

F. To exercise architectural control over the construction, improvement and/or repair of any building, fence, wall, tennis court, swimming pool, patio area, driveway, landscaping, or other structure or improvement, or any change or alteration thereto, placed, constructed or made upon any property over which the Association has jurisdiction.

G. To obtain insurance to protect the Association against loss, and to pay taxes assess against any property owned by and/or the responsibility of the Association.

H. To employ personnel necessary to perform the obligations, services and duties required of or performed by the Association and for the proper operation of the properties for which the Association is responsible, or to contract with others for the performance of such obligations, services and/or duties.

ARTICLE IV

Members

1. With respect to platted Lots within The Pines of Deer Creek. The record owners of platted Lots in the Pines of Deer Creek (hereinafter referred to as the "Subdivision"), shall be Members of the Association. Membership shall be established for such platted in Lot in the Subdivision upon the filing of these Articles of Incorporation. There shall be one (1) membership for each platted Lot in the Subdivision.

2. With respect to property other than platted Lots in the Subdivision. In the event any property outside of the Subdivision is submitted to the jurisdiction of the Association by an amendment to the Declaration or by another declaration which is recorded amongst the Public Records of Broward County, Florida, and accepted by the Board of Directors of the Association, or in the event any unit, as hereinafter defined, is constructed upon any portion of the subdivision

other than a platted Lot, the following shall apply with respect to Memberships relating to such property:

A. Property Platted into Lots. If or when all or a portion of any such property outside of the Subdivision is platted into Lots by virtue of a plat recorded amongst the Public Records of Broward County, Florida, the owner of each platted Lot shall be a Member in the Association. Membership shall be established for each platted Lot upon the recording of the Platt, and there shall be one (1) membership for each platted Lot.

B. Property Not Platted into Lots. If all or a portion of any such property outside of the Subdivision is not platted into Lots, or if a unit is constructed upon any portion of the Subdivision other than a platted Lot, then the recorded owner of each unit existing from time to time upon such property shall be a Member in the Association. Membership shall be established for each such unit upon the issuance of a Certificate of Occupancy of such unit by the controlling governmental authority, and there shall be one (1) Membership for each such unit existing from time to time. For purpose of this Articles IV, a unit is defined as any residential dwelling to be occupied by one (1) person or family including, but not limited to, a single family home, townhouse, patio home, apartment, villa, cluster home, condominium unit, or any separate residential dwelling contained in a duplex, fourplex, or other multi-family building.

3. Changes in Membership.

A. Upon the transfer of fee title to any platted Lot, Unit or other property for which a Membership exists, whether by conveyance, devise, judicial decree or otherwise, and upon the recordation amongst the Public Records of Broward County, Florida, of the deed or other instrument of conveyance evidencing a transfer of ownership, the new owner(s) designated in such deed of other instrument of conveyance shall become a Member or Members in the Association, and the Membership of the prior owner(s) as to the Lot or unit designated shall be terminated. The Association shall not be responsible for reflecting any such change in Membership until notified of same.

B. Resubdivision or Vacation of Plats. In the event all or any portion of the Plat of the Subdivision, or of any other platted property subject to the jurisdiction of the Association, is vacated or replatted, Membership of the former Lot owners shall be terminated. New Memberships shall be established for any new platted Lots or units then or thereafter existing upon the affected property, pursuant to Paragraph 2 of this Article IV.

C. Division and Combination of platted Lots.

(1) Portions not exceeding ten feet in width. In the event any portion of a platted lot not greater than ten (10) feet in width at any point along an originally platted Lot line is conveyed or transferred to the Lot Owner(s) of the adjacent platted Lot adjoining such originally platted Lot line, in order to enlarge such adjacent platted Lot, the

Membership and voting rights for the original platted Lot, as increased by the conveyance of the portion, shall not be affected by the conveyance.

(2) Except as provided in subparagraph (1) above, in the event a portion of a platted Lot less than the whole thereof is separately transferred or conveyed, or in the event any platted Lot is divided into portions, the Owner(s) of each portion of such platted Lot shall, in the deed or other instrument of conveyance of such portion, or by a written and recorded agreement, divide amongst themselves the Membership and voting rights for the platted Lot. Thereafter, the Owners of each portion of the platted lot shall be Members of the Association, but shall only be entitled to vote that proportion of the vote for the Membership of the divided platted Lot as is set forth in the deed, instrument of conveyance, or agreement, which proportions shall be expressed as a percentage or fraction of the original vote for such platted Lot, and shall total one (1) or one hundred percent (100%). In the absence of such a division in a deed, instrument of conveyance or agreement, the vote attributable to the original platted Lot may not be divided and must be cast, if at all, as if the Owners of each portion of the platted Lot were Co-Owners of the entire platted Lot, as provided in these Articles or the By-Laws. The responsibilities related to such platted Lot shall also be divided in the same proportion as the division of the vote for such platted Lot.

(3) In the event the number of units in any separate parcel of property exceeds the number of Memberships for such parcel as determined on a Lot basis, then Membership for that parcel shall be redetermined on a unit basis, instead of a Lot basis, pursuant to Paragraph 2 B of this Article IV.

D. Lot not used for Residential Purposes. In the event any platted Lot is conveyed to the Association as a Common Area, or is conveyed to any governmental or quasi-governmental agency or body to be used for a purpose other than the location of a unit, upon such conveyance the Membership with respect to such Lot shall be terminated.

4. Membership appurtenant to Lot or unit. No membership in the Association, and no interest or right of any Member in the funds or assets of the Association, may be assigned, transferred, encumbered or otherwise disposed of or hypothecated except as an appurtenance to the underlying Lot(s) or unit(s) of the Member.

ARTICLE V Voting

1. In General. Each membership shall be entitled to one (1) vote in the Association. Except in the case of a division of a Lot pursuant to Article IV 3 C(2) above, the vote for any Membership may not be divided and must be cast as one (1) entire vote. In the event underlying property of any Membership is owned by more than one (1) person, or is owned by a corporation, the vote for such Membership shall be cast pursuant to the By-Laws. Any Member may represent himself, or may authorize by proxy the Association, or any other person, to act in his behalf, at any meeting or other activity in which a Member of the Association is entitled to

vote. Except as where otherwise required under the provisions of these Articles of Incorporation, the By-Laws, the Declaration or any similar document, or by law, the affirmative vote of a majority of the Members, at any meeting of the Members duly called and at which a quorum is present, shall be binding upon the Members.

2. Matters concerning limited Common Area. In the event, pursuant to the Declaration or any similar declaration of covenants and restrictions, or otherwise, a Common Area is expressly designated for the exclusive use of only a portion of the Members of the Association, then any action voted upon with respect to such Common Areas shall be approved only by the majority of the Members entitled to use such Common Areas.

ARTICLE VI Board of Directors

1. Number. The affairs of the Association will be managed by a Board of Directors, the number of which shall be determined by, or pursuant to, the By-Laws of the Association and in any event shall always be an odd number. In the absence of a determination of the number of Directors, the Board of Directors shall consist of at least three (3) Directors.

2. Election by Members. All Directors elected by the Members shall be elected at the annual meeting of the Members of the Association in the manner provided by the By-Laws by a majority of the Members. Directors may be removed, and vacancies on the Board of Directors shall be filled, in the manner provided by the By-Laws.

3. The names and addresses of the Members of the initial Board of Directors who shall hold office until their successors have been elected or appointed at the next annual meeting of the Members of the Association, and until such successors have qualified, are as follows:

Edward Ruffing
2381 Lob Lolly Lane
Deerfield Beach, FL 33442

Mondessa Swift
2294 Lob Lolly Lane
Deerfield Beach, FL 33442

Lucille Vannah
2495 Lob Lolly Lane
Deerfield Beach, FL 33442

Tracey Noud
2311 Lob Lolly Lane
Deerfield Beach, FL 33442

Deborah Gonot
2355 DC County Club Blvd.
Deerfield Beach, FL 33442

Martha McClay
2329 Lob Lolly Lane
Deerfield Beach, FL 33442

ARTICLE VII
Officers

The Officers of the Association shall be a president, vice-president, secretary, treasurer and such other officers as the Board of Directors may from time to time by resolution create. The names of the initial Officers who are to manage the affairs of the Association until their successors have been elected or appointed at the next annual meeting of the Directors of the Association, and until such successors have qualified, are as follows:

President-Edward Ruffing

Vice-President-Mondessa Swift

Secretary-Tracey Noud

Treasurer-Lucille Vannah

ARTICLE VIII
Indemnification

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by, or imposed upon him/her, in connection with any proceeding to which he/she may be a party, or in which he/she may become involved, by reason of his/her being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases where the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided that in the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to, and not exclusive of, any other right of indemnification to which a Director or Officer may be entitled.

ARTICLE IX

By-Laws

The By-Laws of the Association shall be adopted by the Board of Directors named herein, and may be altered, amended or rescinded in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. The resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by one (1) or more of the Members of the Association. Directors and Members may approve or disapprove such amendment by proxy. Except as elsewhere provided, such approvals must be either:

A. Not less than seventy-five percent (75%) of the entire Membership of the Board of Directors and not less than seventy-five percent (75%) of the votes of the entire Membership of the Association; or

B. Not less than eighty percent (80%) of the votes of the entire Membership of the Association.

3. Execution and recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the By-Laws, which certificate shall be executed by the Directors of the Association.

4. Conflict with Articles or Declaration. No Amendment shall be made which is in conflict with these Articles of Incorporation, the Declaration, or any other declaration or similar document submitting property to the jurisdiction of the Association.

ARTICLE X

Amendments to Articles

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed Amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by any one (1) or more Members of the Association. Directors and Members may express their approval of such amendment in person or by proxy at the meetings considering the amendment. Such approvals must be by either:

A. Not less than seventy-five percent (75%) of the entire Membership

of the Board of Directors and not less than seventy-five percent (75%) of the votes of the entire Membership of the Association; or

B. Not less than eight percent (8%) of the votes of the entire Membership of the Association;

3. A copy of each amendment to the Articles of Incorporation, as approved, shall be accepted and certified by the Secretary of the State of Florida and recorded in the Public Records of Broward County, Florida.

4. Conflict with By-Laws or Declaration. No amendment shall be made which is in conflict with the By-Laws, the Declaration or any other declaration or similar document submitting property to the jurisdiction of the Association.

ARTICLE XI

Term

This Association shall have perpetual existence.

ARTICLE XII

Subscribers

The name and address of the subscribers to these Articles of Incorporation are as follows:

Edward Ruffing
2381 Lob Lolly Lane
Deerfield Beach, FL 33442

Mondessa Swift
2294 Lob Lolly Lane
Deerfield Beach, FL 33442

Lucille Vannah
2495 Lob Lolly Lane
Deerfield Beach, FL 33442

Deborah Gonot
2355 DC County Club Blvd.
Deerfield Beach, FL 33442

ARTICLE XIII

Resident Agent and Registered Office

The initial registered agent and registered office of the Association shall be:

Linda K. Anderson
2345 W. Hillsboro Blvd., Suite 101
Deerfield Beach, FL 33442

ARTICLE XIV

Initial Address

The initial street address of the principal office of the Association shall be :
2345 W. Hillsboro Blvd., Suite 101, Deerfield Beach, FL 33442.

IN WITNESS WHEREOF, the undersigned Subscribers have hereunto affixed their signatures to these Articles of Incorporation of The Pines of Deer Creek Homeowners Association, Inc., on this 10 day of November, 2003.

WITNESSES:

[Signature]

[Signature]

[Signature] (RODGERS)

[Signature] (RODGERS)

SUBSCRIBERS:

[Signature]
EDWARD RUFFING

[Signature]
MONDESSA SWIFT

[Signature]
LUCILLE VANNAH

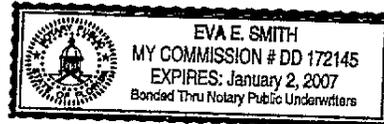
[Signature]
DEBORAH GONOT

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 11 day of Nov, 2003, by Edward Ruffing, who is personally known to me or who has produced _____ as identification and who did not (did) take an oath.

My Commission Expires:

Eva E. Smith (SEAL)
Notary Public

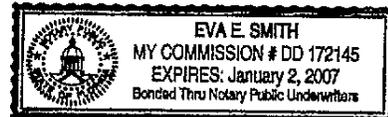


STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 11 day of Nov, 2003, by Mondessa Swift, who is personally known to me or who has produced _____ as identification and who did not (did) take an oath.

My Commission Expires:

Eva E. Smith (SEAL)
Notary Public



STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 10 day of November, 2003, by Lucille Vannah, who is personally known to me or who has produced N/A as identification and who did not (did) take an oath.

My Commission Expires:

John Rodgers (SEAL)
Notary Public John Rodgers



STATE OF FLORIDA
COUNTY OF BROWARD

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

THE FOREGOING instrument was acknowledged before me this 14th day of November, 2003, by Deborah Gonot, who is personally known to me or who has produced N/A as identification and who did not (did) take an oath.

My Commission Expires



Notary Public

[Handwritten Signature] (SEAL)
John Rodgers

ACCEPTANCE OF REGISTERED AGENT

Having been designated to accept service of process of the above-stated Corporation, at the place set forth hereinabove, I hereby accept such designation and agree to act in such capacity and to comply with all provisions of Section 48.091, Florida Statutes.

[Handwritten Signature]
LINDA K. ANDERSON