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SECRETARY OF STATE
DIVISION OF CORPORATIONS

3-8-04
MC

TRANSMITTAL LETTER

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

SUBJECT: Rolling Ridge Property Owners Association, Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Pasco Properties, Inc
Name (Printed or typed)
2701 W. Busch Blvd. #113
Address
Tampa Fla. 33618
City, State & Zip
813-933-2337
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
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**ARTICLES OF INCORPORATION
OF
ROLLING RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

I, the undersigned, acknowledge and file in the office of the Secretary of State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida, these "Articles of Incorporation":

ARTICLE I

The name of this corporation shall be ROLLING RIDGE PROPERTY OWNERS ASSOCIATION, INC., and the principal office shall be in Tampa, Hillsborough County, Florida, at 2701 W. Busch Blvd., suite # 113, Tampa, Florida, 33618

ARTICLE II

- (a) To form an "association" to establish and collect assessments from property owners and members for the purposes of operating, maintaining, repairing, improving, and administering the street and roadway rights of way and property used therefore located in the ROLLING RIDGE ESTATES SUBDIVISION.
 - (b) To establish By-Laws for the operations of the association.
- To accomplish the foregoing purposes, the corporation shall have all corporate permitted under Florida laws, including, but not limited to, the capacity to:
- (a) Own and convey property;
 - (b) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.
 - (c) Establish rules and regulations.
 - (d) Assess members and enforce said assessments.
 - (e) Sue and be sued.
 - (f) Contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.
 - (g) Require all the lot owners, parcel owners, to be members.
 - (h) Exist in perpetuity; however, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.
 - (i) Take any other action necessary for the purposes for which the Association is organized.
 - (j) Enforce covenants and restrictions.
- No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation, who agree to serve without compensation, exclusive of actual out of pocket costs related thereto.

ARTICLE III

SECTION 1. All property owners shall automatically be members, and their membership shall automatically terminate when they are no longer property owners. Because the Association shall be made up of members only, no stock shall be issued.

SECTION 2. There shall be not more than one (1) voting member for each parcel of property and said member shall be entitled to one (1) vote for each parcel which he/she owns. A corporation or any individual with an interest in more or less than one (1) parcel may be designate the voting member for each parcel in which it owns an interest. The Developer shall have five (5) votes for each particular lot owned or held by the Developer.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the subscribers are as follows:

NAME	ADDRESS
Henry W. Borrego	2701 W. Busch Blvd. Suite # 113 Tampa, FL 33618

ARTICLE VI

SECTION 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors, composed of not less than three (3) nor more than five (5) individuals, unless the number is changed as provided in the Association By-laws.

SECTION 2. The original Directors set forth in these Articles of Incorporation shall serve until the first annual meeting as provided for in the Association By-laws. Directors thereafter shall be elected to serve for a term of one (1) year, and shall be elected by the voting members at regular meetings of the corporation as determined in the Association By-laws.

ARTICLE VII

The office and street address of the initial Registered Office of the corporation is: 2701 W. Busch Blvd., Suite # 113, Tampa, FL 33618; and the initial Registered Agent at such address is Henry Borrego, 2701 W. Busch Blvd., Suite # 113, Tampa, Florida 33618

ARTICLE VIII

The names of the officers who shall serve until the first election provided for herein are as follows:

NAME	TITLE
Thomas J. Cannon	President
Henry W. Borrego	Vice President
David S. Medich	Secretary-Treasurer

ARTICLE IX

The above persons shall also constitute the first board of Directors at the first regular meeting of the members.

The By-laws of this Association may be altered, amended, or rescinded at any duly called meeting of the members, provided the notice of the meeting contains a full statement of proposed amendment, a quorum is in attendance and there be an affirmative vote of seventy-five (75%) percent of the qualified voting members of the Association. For purposes of this Article, a quorum shall be at least a majority of all qualified voting members as determined by the date of the notice provided herein.

ARTICLE X


SECTION 1. Proposal to amend the Articles of Incorporation may be made by any of the voting members. Such proposal shall set forth the proposed alterations, amendments or rescission, shall be in writing and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary will give each voting member notice by a copy of the proposal and the time of the meeting at which such proposal will be voted upon. Such notice shall be given not less than fifteen (15) days prior to the date set for such meeting, and in a manner provided in the By-laws. An affirmative vote of a majority of the qualified voting members of the Association is required for passage thereof.

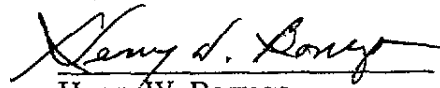
ARTICLE XI

The Association shall indemnify all officers and directors or their agents and employees, or any former officer and director or their agents and employees to the full extent permitted by law provided said party acted in good faith and in a manner reasonably believed to be in, or not opposed to, the best interest of the Association. For this purpose, the Association may, in its discretion, purchase and maintain insurance for any or all of said persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the State of Florida, this 23rd day of February, A.D., 2004.

Signed, sealed and delivered in the presence of:


Print Witness: Robin EASTMAN

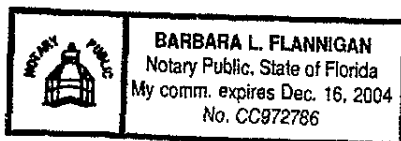

Henry W. Borrego

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned officer duly authorized to take acknowledgements, HENRY W. BORREGO, known to me to be the subscriber described in and who executed the foregoing Articles of Incorporation, and that she acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal in Hillsborough County, Florida, this 23rd day of February, A.D. 2004.

Seal/Commission No.:/Expiration:

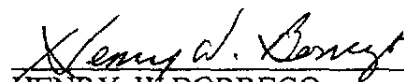



NOTARY PUBLIC

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent to accept service of process for ROLLING RIDGE PROPOERTY OWNERS ASSOCIATION, INC., at the place designated in these Articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED this 23rd day of February, A.D., 2004


HENRY W. BORREGO
Registered Agent