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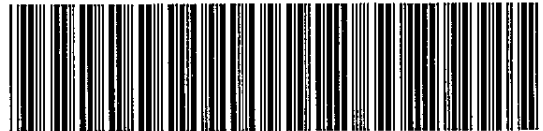
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**CORPORATE
ACCESS,
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Articles

1.)

Mystic Oaks Homeowner's Association, Inc
(CORPORATE NAME & DOCUMENT #)

2.)

(CORPORATE NAME & DOCUMENT #)

3.)

(CORPORATE NAME & DOCUMENT #)

4.)

(CORPORATE NAME & DOCUMENT #)

5.)

(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS

APPROVED
AND
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04 NOV 12 PM 12:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
MYSTIC OAKS HOMEOWNER'S ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being a resident of the State of Florida and of full age, hereby forms a corporation not for profit in accordance with the laws of the State of Florida, and certifies as follows:

ARTICLE I

NAME

The name of this corporation is MYSTIC OAKS HOMEOWNER'S ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

OFFICE

The initial principal office and mailing address of this Association shall be 1511 Williams Rd., Plant City, Florida 33565, which office may be changed from time to time by action of the Board of Directors.

ARTICLE III

REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent and office of the Association shall be David L. Drawdy, 1511 Williams Rd., Plant City, Florida 33565.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the owners

of lots within Mystic Oaks subdivision according to the Plat thereof recorded in Plat Book _____, page _____, of the public records of Hillsborough County, Florida (Subdivision). The purposes of this Association shall include, without limitation of the foregoing, the operation and maintenance of the surface water management system facilities by Southwest Florida Water Management District within the Subdivision, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to that certain Declaration of Covenants and Restrictions for Mystic Oaks Subdivision now or hereafter recorded among the Public Records of Hillsborough County, Florida, and any amendments or modifications thereof, herein together called the "Declaration." All terms defined in the Declaration shall have the same meaning when used herein, such Declaration being incorporated herein by reference. For the foregoing purposes, this Association is empowered to:

- (a) exercise all of the powers and privileges, and to perform all of the duties and obligations of the Association as set forth in the Declaration;
- (b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;
- (c) grant easements to public and private utility companies, and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of the Subdivision, and the providing of utility and other services thereto;
- (d) adopt, alter, amend, and rescind reasonable rules and regulations from time to time, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;
- (e) contract for the operation and maintenance of surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any

associated buffer areas, and wetland mitigation areas permitted by Southwest Florida Water Management District; and

- (f) the Association has the power to own and convey property.
- (g) have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617, Florida Statutes by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every Owner of a Lot which is subject by the provisions of the Declaration to assessment by this Association, shall be a member of this Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. An Owner of more than one (1) such Lot shall be entitled to one (1) membership for each Lot owned by him. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to the provisions of the Declaration and to assessment, but shall be automatically transferred by the conveyance of that Lot.

ARTICLE VI

VOTING RIGHTS

All Owners shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as Owner, all such persons shall be members. The vote for such Lot shall be exercised as provided herein, but in no event shall more than one (1) vote be cast with respect to any Lot, nor shall any split or fractional vote be permitted with respect to any Lot.

The presence at a meeting of members, either in person or by proxy, of those entitled to cast at least thirty percent (30%) of the votes of the membership shall constitute a quorum for any action.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, which shall initially consist of one (1) director, and thereafter shall consist of not less than three (3) nor more than five (5) directors. Directors shall not be required to be members of the Association. The names and addresses of the persons who are to act in the capacity of directors until their successors are elected and qualified, unless they sooner shall die, resign or be removed are:

<u>NAME</u>	<u>ADDRESS</u>
David L. Drawdy	1511 Williams Rd. Plant City, FL 33565

The initial Board of Directors herein designated shall serve until the first annual membership meeting thereafter, at which time the members shall elect not less than three (3) nor more than five (5) directors for a term of one year. Directors elected at the first such annual membership meeting, and thereafter, shall serve for a period of one year, and until their successors have been duly elected and qualified. The manner of election of Directors shall be as provided in the Bylaws.

ARTICLE VIII

INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
David L. Drawdy	1511 Williams Rd. Plant City, FL 33565

ARTICLE IX

DURATION

This Association shall exist perpetually. 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.

ARTICLE X

BY-LAWS

The By-Laws of this Association shall be initially adopted by the Board of Directors. Thereafter, the By-Laws shall be altered, amended, or rescinded by a majority vote of the Board of Directors.

ARTICLE XI

AMENDMENTS

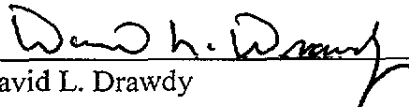
Any amendment of these Articles shall require the assent or written consent of the members entitled to cast the majority of the total votes able to be cast at any regular or special meeting of the membership duly called and convened.

ARTICLE XII

INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 4th day of November, 2004.



David L. Drawdy

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

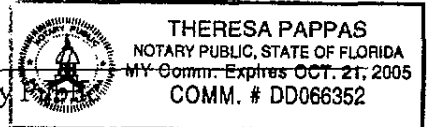
The foregoing instrument was acknowledged before me this 4th day of November, 2004, by David L. Drawdy, ~~who is personally known to me or who has produced his Florida Driver License as identification.~~

Theresa Pappas

Notary Public, State of Florida at Large

My Commission Expires:

Printed Name of Notary



APPROVED
AND
FILED

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

04 NOV 12 PM 12:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the corporation is:

MYSTIC OAKS HOMEOWNER'S ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

David L. Drawdy
1511 Williams Rd.
Plant City, Florida 33565

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 THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

David L. Drawdy
David L. Drawdy

Dated: 11-4-04