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CLERK OF STATE
TALLAHASSEE, FLORIDA

*12-16-04
B*

ROBERTS & LAW, P.A.

ATTORNEYS AT LAW
POST OFFICE BOX 57
250 S. MAIN AVENUE
GROVELAND, FLORIDA 34736

TELEPHONE NUMBER: (352) 429-2183

FAX NUMBER: (352) 429-3035

ARTHUR E. ROBERTS
(1929-1997)

JULIA R. LAW

December 2, 2004

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: Deep Wood Homeowners Association, Inc.

Gentlemen:

Relative to the subject new corporation, enclosed please find the original and one copy of the articles of incorporation, which I would appreciate your filing and returning the copy to me certified.

Also enclosed is my trust account check in the amount of \$78.75, representing the \$35.00 filing fee, \$8.75, for certified copy, and \$35.00 for registered agent fee.

Thanking you for your assistance in this matter, I remain

Sincerely,



JULIA R. LAW

JRL/bs

Enclosures



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

December 8, 2004

ROBERTS & LAW, P.A.
ATTN: JULIA R. LAW
PO BOX 57
GROVELAND, FL 34736

SUBJECT: DEEP WOOD HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W04000044856

We have received your document for DEEP WOOD HOMEOWNERS 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 the corporation's principal office and/or a mailing address in the document.

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

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) 245-6928.

Tim Burch
Document Specialist
New Filings Section

Letter Number: 404A00068660

RECEIVED
04 DEC 15 PM 7:04
FILING SECTION

ARTICLES OF INCORPORATION
OF
DEEP WOOD HOMEOWNERS ASSOCIATION, INC.
(A Florida Not for Profit Corporation)

FILED
04 DEC 16 PM 3:18
TALAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is DEEP WOOD HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of water retention areas and stormwater swales within that certain tract of property described as:

ALL THAT REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property described in Exhibit "A" attached hereto and recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Lake County, Florida, and as the same may be amended from time to time as therein provided, said declaration being incorporated herein as set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection

therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the corporation;

(d) Borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 42-069-94820-1 requirements and applicable District rules, and assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system;

(h) Levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the surface water or stormwater management system;

(i) Have and to exercise any and all powers, rights, and privileges which a corporation may now or hereafter have or exercise under the laws of the State of Florida governing corporations not for profit.

ARTICLE III

The term of existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist in perpetuity.

ARTICLE IV

There shall be four (4) members of the initial Board of Directors of the corporation. The names and address of the persons who are to serve as directors until the first election thereof are as follows:

| | |
|-----------------------|---|
| WILLIAM B. MAHAN, SR. | 901 Boylston Street Leesburg, Florida 34748 |
| RUBY J. MAHAN | 901 Boylston Street Leesburg, Florida 34738 |
| WILLIAM B. MAHAN, JR. | 1011 S. 9 th Street Leesburg, Florida 34748 |
| JEFF MYERS | 901 Boylston Street Leesburg, Florida 34748 |

Thereafter, the Board of Directors shall be elected by a majority of the members pursuant to the by-laws of the corporation.

ARTICLE V

The affairs of the corporation are to be managed by a President and Secretary-Treasurer. Such officers will be elected annually pursuant to the by-laws of the corporation.

ARTICLE VI

(a) This corporation shall have no capital stock and shall be composed of members rather than stockholders. The membership of the corporation shall consist of owners of a fee interest in any lot included in the lots of Deep Wood Subdivision, Lake County, Florida. Each member shall be entitled to one vote for each lot owned.

(b) Upon transfer of title to a member's interest in the aforescribed property by death, sale or otherwise, the transferor shall be terminated as a member and the transferee shall be eligible for membership pursuant to the foregoing provisions of this article.

(c) There shall at no time be more than one voting member for each lot included in the lots of Deep Wood Subdivision, Lake County, Florida.

ARTICLE VII

The by-laws of the corporation are to be made, altered or rescinded by the voting members of the corporation.

ARTICLE VIII

These Articles of Incorporation may be amended by the act of the voting members of the corporation. Such amendments may be proposed and adopted in the manner provided in the by-laws of the corporation

ARTICLE IX

This corporation shall be dissolved and its affairs wound up by a two-thirds (2/3) vote of the corporation's voting members or when the object for which the corporation is organized has been fully accomplished.

In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

The address of this corporation's initial principal office in the State of Florida is 901 Boylston Street, Leesburg, Florida 34748. The name of the initial registered agent at the above address is WILLIAM B. MAHAN, SR.

ARTICLE XI

The name and residence address of the subscriber of these Articles of Incorporation are WILLIAM B. MAHAN, SR., 901 Boylston Street, Leesburg, Florida 34748.

ARTICLE XII

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this

corporation under the laws of the State of Florida have executed these Articles of

Incorporation on the 8th day of November, 2004.


WILLIAM B. MAHAN, SR.

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM B. MAHAN, SR., who is personally known to me or who has produced _____, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

8th WITNESS my hand and official seal in the County and State last aforesaid this day of November, 2004.


Notary Public

Commission Expires: April 15, 2006



Kristel T. Lopiano
My Commission DD109053
Expires April 15, 2006

EXHIBIT A

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN S.00°08'30"W., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 31.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE S.00°08'30"W., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, SAID LINE ALSO BEING THE WEST LINE OF ZEPHYR LAKE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 3, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 627.08 FEET TO A POINT ON THE NORTH LINE OF PARK ACRES, UNIT NO. 2, A SUBDIVISION RECORDED IN PLAT BOOK 15, PAGE 11, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N.89°42'30"W., ALONG THE NORTH LINE OF SAID PARK ACRES, UNIT NO. 2, A DISTANCE OF 452.22 FEET; THENCE N.00°08'30"E., 190.00 FEET; THENCE N.89°42'30"W., 50.00 FEET; THENCE N.00°08'30"E., 433.05 FEET; THENCE N.89°49'56"E., 502.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT "A".

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

EASEMENT "A":

EASEMENT FOR INGRESS, EGRESS AND UTILITIES:

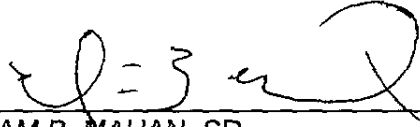
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN S.00°08'30"W., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID, SECTION 4, A DISTANCE OF 31.93 FEET; THENCE S.89°49'56"W., 488.72 FEET; THENCE N.00°08'30"E., 50.00 FEET; THENCE N.89°49'56"E., 488.72 FEET TO THE EAST LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S.00°08'30"W., ALONG SAID EAST LINE OF NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 18.07 FEET TO THE POINT OF BEGINNING.

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/ REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 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 AGENT/REGISTERED OFFICE, IN THE STATE
OF FLORIDA.

1. The name of the corporation is DEEP WOOD HOMEOWNERS
ASSOCIATION, INC.

2. The name and address of the registered agent and office is WILLIAM B.
MAHAN, SR., 901 Boylston Street, Leesburg, Florida 34748. 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.



WILLIAM B. MAHAN, SR.
Registered Agent

Date: 11-8-04

FILED
04 DEC 16 PM 3:18
CLERK OF STATE
TALLAHASSEE, FLORIDA