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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA NON-PROFIT CORPORATION

Case Bella Neighborhood Association, Inc.

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ARTICLES OF INCORPORATION
OF
CASA BELLA NEIGHBORHOOD ASSOCIATION, INC.
(A Non-Profit Florida Corporation)

ARTICLE I

The name of this corporation is **Casa Bella Neighborhood Association, Inc.** (the "Association").

ARTICLE II

The purpose for which this corporation is organized is to administer, operate, maintain (and when deemed by the Developer) hold record title to the Common Areas (as that term is defined in the Declaration of Covenants and Restrictions for Casa Bella at Hammock Dunes to be recorded in the Public Records of Flagler County, Florida (the "Declaration"). The initial principal office of the Association is 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida.

ARTICLE III

The qualification of members shall be as follows: Any person or persons, entity or entities who are the record owners of legal title to any residential unit ("Unit") in the Neighborhood (as defined in the Declaration), and the Developer, shall by virtue of such ownership, be a member of the Association. No other person, persons, entity or entities shall be members. Change of membership in the Association shall be established by recording in the Public Records of Flagler County, Florida, a deed or other instrument establishing record legal title to a Unit in the Neighborhood.

ARTICLE IV

The Association shall exist perpetually.

ARTICLE V

The name and address of the Incorporator is as follows:

Vivien N. Hastings
WCI Communities, Inc.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134

The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

ARTICLE VI

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The affairs of the Association are to be managed initially by a Board of three Directors (which may be expanded to five) who will be appointed by the Developer as provided for in the By-Laws of the Association. After relinquishment of Developer control (turnover), the Board may be composed of either three, five or seven Directors.

ARTICLE VII

The names of the Officers who are to serve until the first election or appointment under the Articles of Incorporation are:

- TIMOTHY BYAL - President
- JEFFREY MAXWELL - Vice President
- MARCIENNE TIEBOUT-TOURON - Secretary / Treasurer

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be three, and their names and addresses are as follows:

TIMOTHY BYAL
WCI Communities, Inc.
2 Camino del Mar
Palm Coast, Florida 32137

JEFFREY MAXWELL
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

MARCIENNE TIEBOUT-TOURON
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

ARTICLE IX

After turnover, the By-Laws of the Association are to be made, altered or rescinded by two-thirds of the voting interests of the Association; prior to turnover by a majority of the Directors alone.

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ARTICLE X

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

After turnover, an amendment may be proposed by either the Board of Directors or by twenty-five percent (25%) of the voting interests and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed amendment; prior to turnover, by a majority of the Directors alone.

After turnover, the amendment must be approved by a vote of two-thirds of the voting interests of the Association; prior to turnover, by the Directors alone.

ARTICLE XI

Each Unit in the Neighborhood shall have one full indivisible vote which shall be cast as provided for in the By-Laws.

ARTICLE XII

The Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIII

The Association shall have all powers not prohibited to it by law together with such additional powers as are contained in the Declaration and the By-Laws.

ARTICLE XIV

No part of the net earnings of the Association shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of Association property or through the rebate of the excess membership dues, fees or assessments.

ARTICLE XV

The name of the registered agent and place for service of process shall be Vivien N. Hastings, whose address is: 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 19th day of April, 2005.


VIVIEN N. HASTINGS

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, I hereby 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.


VIVIEN N. HASTINGS

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