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DYE, DEITRICH

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FLORIDA NON-PROFIT CORPORATION

NICKLAUS MANOR COMMUNITY ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

OF

NICKLAUS MANOR COMMUNITY ASSOCIATION, INC.

A Florida Corporation Not for Profit

In compliance with the provisions of Chapter 617, Florida Statutes, the undersigned, as Incorporator, hereby adopts, subscribes and acknowledges the following Articles of Incorporation for the purposes set forth below. Capitalized terms used in these Articles shall, unless otherwise expressly defined herein, have the meanings given to them in the Declaration (hereinafter defined).

ARTICLE 1

Name

The name of this corporation is: Nicklaus Manor Community Association, Inc. (the "Association").

ARTICLE 2

Address of Principal Office and Mailing Address

The Association's initial principal office is located at 1111 3rd Avenue West, Suite 300, Bradenton, Florida 34205, and the Association's initial mailing address is 1111 3rd Avenue West, Suite 300, Bradenton, Florida 34205.

ARTICLE 3

Purposes and Powers

3.1. The purpose for which the Association is formed is to provide an entity for the maintenance, preservation, management, control, administration, and operation of property in Manatee County, Florida, subject to the Declaration of Protective Covenants for Nicklaus Manor, recorded or to be recorded in the Public Records of Manatee County, Florida, as it may lawfully be amended and/or supplemented from time to time (the "Declaration"), and its exhibits thereto, as they may be lawfully amended and/or supplemented from time to time (collectively, the "Community Documents").

3.2. The Association shall have all of the common law and statutory powers of a corporation not for profit, including all the powers and duties reasonably necessary or convenient to operate the Community and act as its managing entity pursuant to the Community Documents, except as expressly limited or modified by these Articles, the Community Documents, or law, including but not limited to the following specific powers and duties:

- (a) To levy, collect and enforce Assessments against Members of the Association to defray the cost, expenses and losses of the Community, and to use the proceeds of Assessments in exercising the Association's powers and performing its duties.
- (b) To own, protect, maintain, repair, replace, and operate the Community Property.
- (c) To contract for and maintain such policy or policies of insurance as may be required by the Community Documents, or as the Board deems necessary or desirable.
- (d) To enforce by legal means the provisions of the Community Documents, and any

PREPARED BY:

David K. Deitrich, Esquire
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Rules and Regulations promulgated by the Association.

- (e) To enter contracts for the management or maintenance of the Community Property, and any other property of the Association, and to delegate any powers and duties of the Association in connection therewith, except such powers or duties as may be expressly required by the Community Documents or by applicable law to be exercised by the Board or the Members.
- (f) To employ personnel, including accountants, architects, attorneys, appraisers, surveyors, engineers and other professional personnel, to furnish services required for the operation of the Community.
- (g) To borrow money to carry out the other powers and duties of the Association, and to give security for any such borrowing, including but not limited to, granting a security interest or lien upon assets of the Association, including Assessments, Owner Charges, and other funds receivable by the Association, including any liens or lien rights associated therewith, all on terms approved by the Board.
- (h) To adopt, amend and enforce reasonable Rules and Regulations governing the use of the Community Property and the Lots, and the operation of the Association.
- (i) To enter into agreements, or acquire leaseholds, memberships and other possessory, ownership or use interests in lands or facilities, if they are intended to provide enjoyment, recreation or other use or benefit to the Owners.
- (j) To reconstruct improvements after casualty and to further improve the Community Property.
- (k) To sue and be sued.
- (l) To acquire, own, hold, improve, maintain, repair, replace, convey, sell, lease, transfer and otherwise dispose of property of any kind or nature.
- (m) To maintain such portions of the Lots and Homes as may be provided in the Declaration, and to maintain the Community Private Street and Entry.
- (n) To provide Concierge Services to Owners in accordance with the Declaration.
- (o) To levy, enforce and collect Owner Charges for the purposes set out in the Declaration.
- (p) To exercise such other power and authority to do and perform every act or thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein, and as permitted by the applicable laws of the state of Florida and consistent with the Community Documents.
- (q) To exercise in any other power contemplated by the Community Documents.

ARTICLE 4
No Distributions

The Association is organized and shall exist on a non-stock basis, does not contemplate pecuniary gain or profit to the Members thereof and is organized and shall exist solely for nonprofit purposes. No dividends shall be paid, and in no event shall the net earnings, income or assets of

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the Association be distributed to, or inure to the benefit of, its Members, Directors or Officers.

ARTICLE 5 Term

The period of duration of the Association is perpetual.

ARTICLE 6 Membership

6.1. The Members of the Association are all owners of record legal title to one or more Lots in the Community, as more fully set out in the Community Documents.

6.2. The share of a Member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his Lot.

6.3. Each Member shall have such rights and privileges, and be subject to such duties, obligations and restrictions, including restrictions governing the transfer of his membership, as are set forth in the Community Documents.

6.4. Each Member shall have such voting interests as may be provided in the Community Documents.

ARTICLE 7 Board of Directors

7.1. The affairs of the Association shall be administered by a Board of Directors comprised of at least three (3) but no more than seven (7) persons; provided, however, that the Board shall at all times be comprised of an odd number of Directors. The exact number of Directors shall be as provided in the Bylaws. Provisions regarding the qualification, election, term, removal and resignation of Directors shall be set forth in the Bylaws.

7.2. The initial Board of Directors shall be appointed by Declarant and shall serve until such time as Declarant appoints replacement Directors or until their successors have been qualified and duly elected by the members of the Association in the manner provided in the Community Documents.

ARTICLE 8 Officers

The Officers of the Association shall consist of a President, Vice President, Secretary, Treasurer and such additional Officers as the Board of Directors may deem necessary or appropriate from time to time. The Officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each newly constituted Board and shall serve at the pleasure of the Board.

ARTICLE 9 Bylaws

The initial Bylaws of the Association shall be adopted by the initial Board of Directors and may be altered, amended or repealed in the manner provided therein.

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ARTICLE 10 Indemnification

To the extent permitted by law, the Association shall indemnify and hold harmless every Director and every Officer of the Association against all expenses and liabilities, including attorneys fees, actually and reasonably incurred by, or imposed on, him in connection with any legal proceeding, or settlement or appeal of such proceeding to which he may be made a party because of his being or having been, a Director or Officer of the Association. The foregoing right to indemnification shall not be available if a judgment or other final adjudication establishes that the actions or omissions to act of such Director or Officer were material to the cause adjudicated and involved one or more of the following:

- (a) willful misconduct or a conscious disregard for the best interests of the Association; or
- (b) a violation of criminal law, unless the Director or Officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful; or
- (c) an act or omission which was committed in bad faith or with malicious purpose, or any manner exhibiting wanton or willful disregard for human rights, safety or property, in an action by or in the right of someone other than the Association or a Member.

In the event of a settlement the right to indemnification shall not apply unless a majority of the disinterested directors approves the settlement as being in the best interests of the Association. The foregoing right to indemnification shall be in addition to, and not exclusive of, all the rights to which a Director or Officer may be entitled.

ARTICLE 11 Amendments

Amendments to these Articles may be adopted as follows:

11.1. During the time that the Declarant has the right to amend the Declaration, the Declarant may amend these Articles in any manner that is not prohibited by law.

11.2. Subsequent to the Turnover Date, amendments to the Articles may be proposed by a majority of the Board, or upon written petition to the Board signed by Owners of Lots and Parcels holding not fewer than twenty-five (25%) of the total Voting Interests.

11.3. Any amendment to these Articles so proposed by the Board or Members shall be submitted to a vote of the Members not later than the next annual meeting for which proper notice can be given.

11.4. Except as otherwise provided by law, a proposed amendment to these Articles shall be adopted if approved by sixty-seven (67%) percent majority of the total Voting Interests at a meeting at which a quorum is present, provided that notice of any proposed amendment has been given to the Members and that the notice contains the text of the proposed amendment.

11.5. An amendment which is duly adopted pursuant to this Article shall be effective upon the filing with the Florida Department of State and subsequently recording a certified copy thereof in the Public Records, with the formalities required for the recording of an amendment to the Bylaws.

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**ARTICLE 12
Incorporator**

The name and address of the Incorporator is:

David K. Deitrich
1111 3rd Avenue West, Suite 300
Bradenton, Florida 34205

**ARTICLE 13
Initial Registered Office and Agent**

The address of the initial registered office of the Association shall be: 1111 3rd Avenue West, Suite 300, Bradenton, Florida 34205, and the name of the initial registered agent at such address shall be David K. Deitrich.

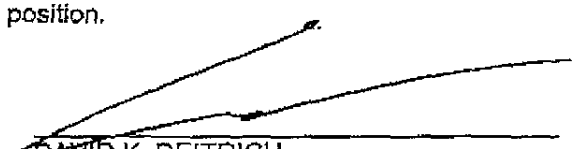
IN WITNESS WHEREOF, the Incorporator has hereunto set his hand and seal or caused these Articles of Incorporation to be signed this 16th day of August, 2005.


DAVID K. DEITRICH

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

David K. Deitrich, having been designated as the registered agent for the Nicklaus Manor Community Association, Inc. hereby agrees to act in such capacity and acknowledges that he is familiar with, and accepts, the obligations of such position.

Dated: August 16, 2005.


DAVID K. DEITRICH

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