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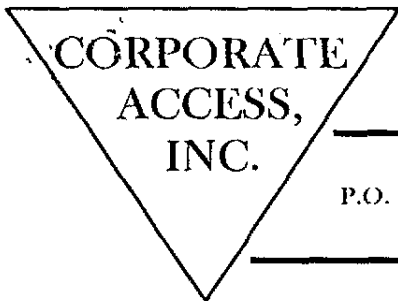
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1. Broadmoor Oaks Property Owners Association, Inc.  
(CORPORATE NAME AND DOCUMENT #)
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)
3. \_\_\_\_\_ Keep Overage !!  
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6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

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FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

September 6, 2005

CORPORATE ACCESS, INC.

SUBJECT: BROADMOOR OAKS PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W05000041333

RECEIVED  
05 SEP 7 11:52  
TALLAHASSEE, FLORIDA

We have received your document for BROADMOOR OAKS PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$80.75. 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.

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) 245-6931.

Becky McKnight  
Document Specialist  
New Filings Section

Letter Number: 605A00055380

*Corrected + resubmitted  
for filing 9/7/05*

**ARTICLES OF INCORPORATION  
OF  
BROADMOOR OAKS PROPERTY OWNERS ASSOCIATION, INC.**

FILED STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
05 SEP -7 PM 2:19

**ARTICLE 1  
NAME**

1. Name. The name of the corporation is: Broadmoor Oaks Property Owners Association, Inc. (hereinafter referred to as the "Association"). Principal and mailing address is 303 E. Par St., Orlando, FL 32804.

**ARTICLE 2  
DEFINITIONS**

2. Definitions. Unless defined otherwise herein, all terms used in the Articles shall have the same meanings as used in the Declaration of Covenants and Restrictions for Broadmoor Oaks (the "Declaration").

**ARTICLE 3  
PURPOSE**

3. Purpose. The purposes for which the Association is organized are as follows:

3.1 To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.

3.2 To administer, enforce and carry out the terms and provisions of the Declaration as same may be amended or supplemented from time to time.

3.3 To administer, enforce and carry out the terms and provisions of any other declaration of covenants and restrictions or similar document, submitting the property to the jurisdiction of or assigning responsibilities, rights or duties to the Association.

3.4 To promote the health, safety, comfort, social and economic welfare of the Members (as defined in Article 5), Association and Owners as defined and authorized by the "Governing Documents" which are the Articles, Declaration and by the Association's "Bylaws" in that order of significance.

**ARTICLE 4  
POWERS**

4. Powers. The Association shall have the powers listed in the Governing Documents including but not limited to:

4.1 All of the common law and statutory powers of a corporation not-for-profit under the laws of Florida which are not in conflict with the terms of these Articles.

4.2 To enter into, make, establish, amend, and enforce, rules, regulations, Bylaws, covenants, restrictions and agreements to carry out the purposes of the Association.

4.3 To fix, levy, and collect Assessments for Common Expenses from Owners to defray the costs, expenses, reserves and losses incurred or to be incurred by the Association and to use the proceeds thereof in the exercise of the Association's powers and duties.

4.4 To own, purchase, sell, mortgage, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

4.5 To borrow and to hold funds, select depositories, and administer bank accounts of the Association, and to pay all expenses (including licenses, public assessments, taxes, or government charges) incident to the purposes and powers of the Association, as set forth in these Articles and as provided in the Declaration and the Bylaws.

4.6 To purchase insurance for the protection of the Association, its officers, directors and Members, and such other parties as the Association may determine to be in the best interests of the Association.

4.7 To operate, maintain, repair, control, regulate, and improve all Community Common Areas and such other portions of the property as may be determined by the Board of Directors of the Association (the "Board") from time to time.

4.8 To enter into, honor and perform under all contracts and agreements entered between third parties and the Association or third parties and the Declarant which are assigned to the Association.

4.9 To exercise architectural control, either directly or through appointed committees, over all buildings, structures and improvements to be placed or constructed upon any portion of the property. Such control shall be exercised pursuant to the Declaration.

4.10 To provide for any functions and services within the property (as defined in the Declaration) as the Board in its discretion determines necessary or appropriate.

4.11 To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, streets (to the extent not maintained by Marion County), pathways, and other structures, landscaping, paving and equipment, both real and personal, related to the health, safety and social welfare of the Members of the Association and the Owners as the Board in its discretion determines necessary or appropriate.

4.12 To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the Association and/or to contract with others for the performance of such obligations, services and/or duties and to pay the cost thereof in accordance with whatever contractual arrangement the Board shall enter.

4.13 To operate, maintain and manage the surface water or stormwater management system for the property in accordance with the permit issued by and the rules promulgated by the appropriate water management district.

4.14 To improve, operate, and maintain improvements and fixtures within areas that the Association has been provided use and control such as the easement areas, wall and landscape areas, and conservation areas.

4.15 To establish, maintain, and use reserve funds for capital improvements, repairs, and replacements.

4.16 To enter into a management contract with any Person for the maintenance and repair of the Community Common Area and for the operation of the Association. The management contract may provide a management fee to the management agent and the delegation of certain duties, as determined by the Board.

4.17 To appoint committees as the Board may deem appropriate.

4.18 To collect delinquent assessments by fine, claim of lien, suit or otherwise and to file and defend any suit or other proceeding in pursuit of all legal and/or equitable remedies or defense of all claims relating to the Declaration, the Bylaws, and/or these Articles.

4.19 To adopt, repeal or amend the Bylaws.

## **ARTICLE 5**

### **MEMBERS**

5.1 **Membership.** Except as is set forth in this Article 5, every Person who is a record titleholder of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a "Member(s)" of the Association, provided that any such Person which holds such interest merely as a security for the performance of any obligation shall not be a Member.

5.2 **Transfer of Membership.** Transfer of membership in the Association shall be established by the recording in the Public Records of Marion County of a deed or other instrument establishing a transfer of record title to any Lot for which membership has already been established. The Owner designated by such instrument of conveyance thereby becomes a Member, and the prior Member's membership thereby is terminated. In the event of death of a Member his membership shall be automatically transferred to his heirs or successors in interest. Notwithstanding the foregoing, the Association shall not be obligated to recognize such a transfer of membership until such time as the Association receives a true copy of the recorded deed or other instrument establishing the transfer of ownership of the Lot, and it shall be the responsibility and obligation of both the former and the new Owner of the Lot to provide such true copy of said recorded instrument to the Association.

5.3 Prohibition Against Transfer. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Lot associated with the membership of that Member, nor may a membership be separately assigned, hypothecated or transferred in any manner except as an appurtenance to the Lot.

5.4 Voting. The Association shall have two (2) classes of membership, Class "A" and Class "B," as follows:

5.4.1 Class "A." Class "A" Members shall be all Owners of Lots with the exception of the Class "B" Member.

Class "A" Members shall be entitled to one (1) equal vote for each Lot in which they hold the interest required for membership.

5.4.2 Class "B." Class "B" Member shall be the Declarant or its assigns or successors in interest. The Class "B" Member shall have five (5) votes for each Lot owned by the Declarant. The Class "B" Member shall be entitled to appoint or elect all of the members of the Board of Directors until Turnover, as defined in the Declaration and specified in the Bylaws. The Class "B" Membership shall terminate and become converted to Class "A" membership upon the Turnover.

Upon and after the Turnover, the Class "B" Member shall be deemed to be a Class "A" Member entitled to one (1) vote for each Lot in which the interest required for membership under Paragraph 5.1 hereof is held. At such time, the Declarant shall call a meeting as provided in the Bylaws for special meetings to advise the membership of the termination of Class "B" status (hereafter called "Turnover Meeting").

Section 5.5 Members. Voting on Association matters requiring a vote of the Members will be cast by the Members in accordance with the Declaration and the Bylaws.

Section 5.6 Administration of the Association. The affairs of the Association shall be administered by the Board of Directors in accordance with the Declaration, the Articles of Incorporation and the Bylaws. The Board of Directors shall not be required to obtain a vote of the membership on any matter, except as required by the Declaration, the Articles of Incorporation, Bylaws or applicable law. The Articles of Incorporation and the Bylaws may be amended in the manner set forth herein; however, no such amendment shall conflict with the terms of the Declaration or adversely affect the rights of the Declarant, without the prior written approval of the Declarant. Any attempt to amend this provision or any provision to the contrary shall be of no force or effect.

Section 5.7 Interpretation. The provisions of the Declaration as well as those of the Articles, Bylaws and any rules and regulations of the Association shall be interpreted by the Board of Directors. Any such interpretation of the Board which is rendered in good faith shall be final, binding and conclusive if the Board receives a written opinion of legal counsel to the Association, or the counsel having drafted the Declaration or other applicable document, that the

interpretation is not unreasonable, which opinion may be rendered before or after the interpretation is adopted by the Board. Notwithstanding any rule of law to the contrary, the provisions of the Declaration and the Articles, Bylaws and the rules and regulations of the Association shall be liberally construed so as to effectuate the purposes herein expressed with respect to efficient operation of the Association and the preservation and protection of the property.

5.8 Voting by Co-Owners. If the Lot associated with the membership of a Member is owned by more than one person, the vote(s) of the Member may be cast at any meeting by any Co-Owner of the Lot. If when the vote(s) is (are) to be cast, a dispute arises between the Co-Owners as to how the vote(s) will be cast, they shall lose the right to cast their vote(s) on the matter being voted upon, but their vote(s) continue to be counted for purposes of determining the existence of a quorum.

5.9 Proxies. Every Member entitled to vote at a meeting of the Members, or to express consent or dissent without a meeting, may authorize another person to act on the Members behalf by a proxy signed by such Member. Any proxy shall be delivered to the Secretary of the Association or the person acting as Secretary at the meeting, at or prior to the time designated in the order of business for so delivering such proxies. No proxy shall be valid after the expiration of eleven (11) months from the date thereof, unless otherwise provided in the proxy. Every proxy shall be revocable at any time at the pleasure of the Member executing it.

5.10 Calculation of Votes. Any question concerning the number of votes which may be cast by a Member shall be decided by the Board.

## **ARTICLE 6**

### **PERSONS SERVING ON THE BOARD**

6.1 Persons serving on the Board. The affairs of the Association shall be managed by a Board consisting of not less than three (3) persons, nor more than seven (7) persons, and which shall always be an odd number. The number of persons on the Board shall be determined in accordance with the Bylaws. In the absence of such determination, there shall be three (3) persons on the Board. The persons serving on the Board need not be Members of the Association.

6.2 The Declarant shall appoint the persons to serve on the Board of the Association as follows:

6.2.1 The Declarant shall have the right to appoint all persons on the Board until the Class A Membership comprises more than ninety percent (90%) of the total number of votes of Members as determined by Article 5 hereof.

6.2.2 Thereafter, a person serving on the Board shall be elected by the Members of the Association.

6.3 After the Declarant no longer has the right to appoint all persons on the Board under Section 6.2.1, or earlier if the Declarant so elects, then and only then shall any persons on the Board be elected by the Members of the Association.

6.4 All of the duties and powers of the Association existing under Chapter 617 of the Florida Statutes, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject to approval by the Members only when specifically required.

6.5 A person on the Board may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws; however, any person on the Board appointed by the Declarant may only be removed by the Declarant, and any vacancy on the Board of a person appointed by the Declarant shall be filled by the Declarant.

6.6 There will be three (3) persons on the Board who shall hold office until their successors are elected or appointed, or until removed.

## **ARTICLE 7**

### **OFFICERS**

7. Officers. The Officers of the Association shall be a President, Vice President, Secretary, Treasurer and such other officers as the Board may from time to time by resolution create. The Officers shall serve at the pleasure of the Board, and the Bylaws may provide for the removal from office of Officers, for filling vacancies, and for the duties of the Officers.

## **ARTICLE 8**

### **INDEMNIFICATION**

8. Indemnification of Officers, Members of the Board or Agents. The Association shall indemnify any Person who was or is a party or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a member of the Board, employee, Officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association; and, with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; or matter as to which such Person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the Association unless and only to the extent that the court in which such action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such Person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the Person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association; and with

respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

8.1 To the extent that a member of the Board, Officer, employee or agent of the Association is entitled to indemnification by the Association in accordance with this Article 8, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonable incurred by him in connection therewith.

8.2 Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the members of the Board, Officer, employee or agent of the Association to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article.

8.3 The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any Bylaw, agreement, vote of Members or otherwise. As to action taken in an official capacity while holding office, the indemnification provided by this Article shall continue as to a Person who has ceased to be a member of the Board, Officer, employee, or agent of the Association and shall inure to the benefit of the heirs, executors and administrators of such a Person.

8.4 The Association shall have the power to purchase and maintain insurance on behalf of any Person who is or was a member of the Board, Officer, employee or agent of the Association, or is or was serving at the request of the Association as a member of the Board, Officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

## **ARTICLE 9**

### **BYLAWS**

9. Initial Bylaws. The initial Bylaws shall be adopted by the Board, and may be altered, amended or rescinded in the manner provided by the Bylaws.

## **ARTICLE 10**

### **AMENDMENTS**

10. Amendments. Amendments to these Articles shall be proposed and adopted in the following manner:

10.1 Initiation. A resolution to amend these Articles may be proposed by a majority of the persons serving on the Board, or by Members holding not less than twenty percent (20%) of the votes of the entire membership of the Association.

10.2 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

10.3 Adoption of Amendments.

10.3.1 A resolution for the adoption of the proposed amendment shall be adopted by Members having not less than a majority of the votes of the entire membership of the Association.

10.3.2 Amendment of the Articles shall require the assent of (2/3) two-thirds of the votes of the Members.

10.3.3 Upon the approval of an amendment to these Articles, Articles of Amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the Public Records of Marion County, Florida, as an amendment to the Declaration.

**ARTICLE 11**  
**TERM**

11. The Association shall have perpetual existence. If, for whatever reason, the Association is dissolved by the Members, any conservation areas, streets, dedicated areas and any portions of the Community Common Area involved with the surface water management system shall be conveyed to another governing association or to an appropriate agency of the local government for control and maintenance purposes. If no agency of the local government will accept such conveyance and responsibility, such property must be conveyed to a not-for-profit corporation similar to the Association.

**ARTICLE 12**  
**INCORPORATOR**

12. The name and street address of the Incorporator is:

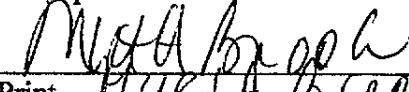
Joe Nisbett  
303 E. Par Street  
Orlando, Florida 32804

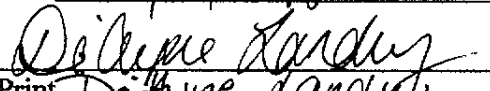
**ARTICLE 13**  
**INITIAL REGISTERED OFFICE ADDRESS**  
**AND NAME OF INITIAL REGISTERED AGENT**


The street address of the initial registered office of the Association is 303 E. Par Street, Orlando, Florida 32804. The initial Registered Agent of the Association at that address is Joe Nisbett.

**IN WITNESS WHEREOF**, the Incorporator and the initial Registered Agent have executed these Articles.

Signed, sealed and delivered  
in the presence of:

  
Print Marybeth Brown


  
Print DeAnne Landry

  
Joe Nisbett  
Incorporator and Registered Agent

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2005, by JOE NISBETT, who is personally known or who produced JOE as identification.

My Commission Expires:



Print \_\_\_\_\_  
Notary Public



Iman Hakim  
My Commission DD301514  
Expires March 29, 2008

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE**

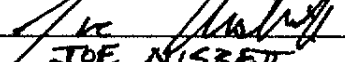
Pursuant to Chapter 48, Florida Statutes, the following is submitted in compliance with said Act:

Broadmoor Oaks Property Owners Association, Inc., desiring to organize as a corporation under the laws of the State of Florida with its registered office at 303 E. Par Street, Orlando, Florida 32804, has named Joe Nisbett, located at the above registered office, as its Registered Agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby agree to act in this capacity, and further agree to comply with the provisions of said Act relative to keeping open said office.

BROADMOOR OAKS PROPERTY OWNERS  
ASSOCIATION, INC.

By:   
Print JOE NISBETT  
Title \_\_\_\_\_

Date: 8/29/05

FILED  
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