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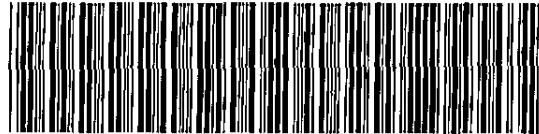
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CAPITAL CONNECTION, INC.

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Big Oaks Plaza Property Owners
Association, Inc.

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
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- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____

Signature _____

Requested by: _____

Name _____

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**ARTICLES OF INCORPORATION
OF
BIG OAKS PLAZA PROPERTY OWNERS ASSOCIATION INC.**

(A non-profit Florida corporation)

We, the undersigned, hereby associate ourselves together and make, subscribe, and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I - NAME

The name of this corporation shall be BIG OAKS PLAZA PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE III - PURPOSES

The general purposes for which this corporation is organized are as follows:

- A. To provide for the orderly enjoyment of BIG OAKS PLAZA, a commercial subdivision in Sumter County, Florida, and any additions or phases thereto.
- B. To promote the health, safety, and welfare of the members of this corporation and to oversee the proper maintenance by members of this corporation of the property in BIG OAKS PLAZA.
- C. To enforce the terms, covenants, and conditions and restrictions appertaining to BIG OAKS PLAZA, a subdivision located in Sumter County, Florida.

D. To maintain, manage, and operate any rights of way and any common areas pertaining to BIG OAKS PLAZA.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes, and obligations of the property owners' association for BIG OAKS PLAZA (hereafter referred to as "Association") as established in the Declaration of Covenants and Restrictions as the same may be amended from time to time as provided herein, said Declaration being incorporated herein as if set forth at length (including definitions).

F. To provide for the maintenance, preservation, and architectural control of any Common Areas within BIG OAKS PLAZA, including, but not limited to, any water retention areas, decorative pavement, median pavement, roads, drainage areas, and entrance areas.

G. To establish, levy and collect assessments from members as appropriate and authorized by the by-laws and to enforce such assessments, if necessary.

H. To acquire and maintain such personal and real property in connection with the affairs of this corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the corporation.

I. To operate, maintain, and manage the Surface Water or Stormwater management System in a manner consistent with the Southwest Florida Water Management District requirements and applicable District rules, and assist in the enforcement of the Declaration of Covenants, Conditions and Restrictions and the SWFWMD Permit conditions which relate to the Surface Water or Stormwater

management System. The Association shall not have the responsibility to operate or manage the roadside swales located parallel and adjacent to county rights-of-way on the internal subdivision streets. These shall be the responsibility of Sumter County and shall be maintained as part of the county's road system. The Association shall levy and collect assessments for the costs of maintenance and operation of the Surface Water or Stormwater Management System.

ARTICLE IV - POWERS

The corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or as henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to the power:

- A. to acquire by any means real and personal property;
- B. to enforce assessments by suit and levy;
- C. to sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

ARTICLE V - MEMBERSHIP

Any owner of a lot as those terms are defined in the Declaration of Covenants, Conditions and Restrictions for BIG OAKS PLAZA shall automatically become a member of the Association upon the acquisition of an ownership interest in any lot of said subdivision. Membership in the Association automatically terminates upon divestment of said ownership regardless of the means of divestment.

The Association shall have two classes of voting membership as follows:

A. Class A members shall be all members, other than the Developers of BIG OAKS PLAZA, and such members shall be entitled to one (1) vote for each lot owned in BIG OAKS PLAZA as provided herein. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such lot shall be exercised as the Co-Owners determine, but in no event shall more than one vote be cast with respect to any one Lot.

B. Class B members shall be the Developers of BIG OAKS PLAZA who shall be entitled to one (2) votes for each lot owned by the Developers. Class B membership shall cease and be converted to Class A membership no later than the date in which the Developers have sold seventy-five percent (75%) of the lots in BIG OAKS PLAZA to third party purchasers.

So long as there shall be Class B membership, Class A members shall not be entitled to vote. When Class B membership is converted to Class A membership, then the Developers of BIG OAKS PLAZA shall be entitled to vote as a Class A member on a one lot/one vote basis and all Class A membership shall be entitled to vote.

ARTICLE VI - SUBSCRIBERS

The name and residence of the subscriber to these Articles of Incorporation are:

CR 466, LLC
Paul Rohan, Managing Member
7311 Ramoth Drive
Jacksonville, FL 32226

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT & PRINCIPAL OFFICE & MAILING ADDRESS OF THE CORPORATION

The street address of the initial registered office of this corporation is 605 West Magnolia, Leesburg, FL 34748 and the name of the initial registered agent of this

corporation at that address is Terry T. Neal. The principal office and mailing address of the corporation is 7311 Ramoth Drive, Jacksonville, FL 32226.

ARTICLE VIII - MANAGEMENT

The business affairs of the Association shall be managed by a Board of Directors composed of not less than three (3) members. The Directors of the Association shall be elected as provided in the By-laws by the membership entitled to vote at the regular annual meeting of the members of the Association. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

Paul Rohan

7311 Ramoth Drive
Jacksonville, FL 32226

Jon Horowitz

354 Winthrop Blvd.
Teaneck, NJ 07666

ARTICLE IX - OFFICERS

The officers of the Association shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-laws of the Association. The names of the officers who shall serve until the first election are as follows:

President: Paul Rohan

Vice-President: Paul Rohan

Secretary-Treasurer: Paul Rohan

ARTICLE X - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed by any member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-laws. The amendment will be finally adopted upon the affirmative vote of two-thirds (2/3rds) of the qualified voting members.

ARTICLE XI - BY-LAWS

The By-laws of the corporation shall be adopted by the affirmative vote of two-thirds (2/3rds) of the qualified voting members and thereafter may be altered, amended, or rescinded by two-thirds (2/3rds) vote of the qualified voting members at a regular or special meeting called in accordance with the By-laws.

ARTICLE XII - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by Members entitled to vote not less than two-thirds (2/3rds) of the votes of each class of Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association is created. In the event such dedication is refused, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, 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 Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals and have acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 5 day of Oct, 2005.

CR 466, LLC, a Florida limited liability
Company

By 


Paul Rohan, Managing Member

STATE OF FLORIDA

COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAUL ROHAN, Managing Member of CR 466 LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing Articles of Incorporation as Managing Member of CR 466, LLC, and that same were executed for the uses and purposes set forth therein and were executed on behalf of said CR 466, LLC. Said PAUL ROHAN is personally known to me Yes (yes/no) or he produced State of Florida Driver's License No. _____ as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 6th day of Oct, 2005.


Signature of Notary

John R Reynolds
Print Name of Notary


NOTARY PUBLIC-STATE OF FLORIDA

[Notary Seal]

JOHN R. REYNOLDS
Notary Public, State of Florida
My comm. expires March 3, 2008
Comm. No. DD 096663

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above 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.


Terry T. Neal
Registered Agent

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