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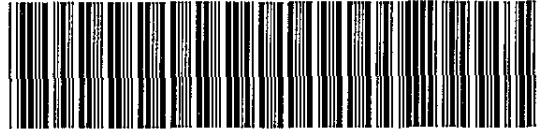
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

10/27/05 BWR
was- 48263

JOHN H. EVANS, P.A.
ATTORNEY AT LAW

1702 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32780

TEL: 321/267-5504
FAX: 321/267-0418
johnhevanspa@yahoo.com

October 17, 2005

Via Overnight Delivery

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

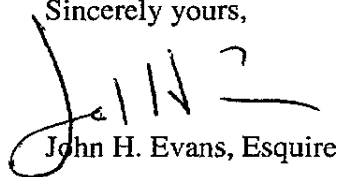
RE: Lake Bella Homeowners' Association, Inc.
Our File Number: JHE-8945

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation for the above captioned corporation, together with our check in the amount of \$70.00 to cover your filing fees. Please stamp the copy of the Articles with the date received at your office and return to the undersigned.

Thank you for your assistance in this matter.

Sincerely yours,



John H. Evans, Esquire

JHE/jhs
Enclosures
cc: Ron Yurgosky



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

FILED
10/26/05

October 21, 2005

JOHN H. EVANS, P.A.
1702 S. WASHINGTON AVE.
TITUSVILLE, FL 32780

SUBJECT: LAKE BELLA HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: W05000048263

RECEIVED
05 OCT 27 PM 1:35
DEPARTMENT OF STATE

We have received your document for LAKE BELLA HOMEOWNERS' ASSOCIATION, INC.. However, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State.

Your document will be retained in our pending file.

The corporate filing fees for profit and nonprofit, domestic or foreign are as follows:

Filing Fees	\$35.00
Registered Agent Designation	\$35.00
Certified Copy	\$8.75
Certificate of Status	\$8.75

An effective date may be added to the Articles of Incorporation **if a 2006 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.**

If you have any further questions concerning your document, please call (850) 245-6840.

Bruce W Kitchens
Document Specialist
NEW FILINGS

Letter Number: 005A00064202

ARTICLES OF INCORPORATION
OF
LAKE BELLA HOMEOWNERS' ASSOCIATION, INC.
A NON-PROFIT CORPORATION

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with *Chapter 617 and Chapter 720 of the Florida Statutes (2005)*, as from time to time amended, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I: NAME

The name of this corporation shall be LAKE BELLA HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II: DURATION

This Association shall have perpetual existence commencing upon the filing of these Articles with the Secretary of State of the State of Florida and shall exist in perpetuity.

ARTICLE III: PURPOSE

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the purposes for which it is formed are to provide for the maintenance and preservation of Common Area within the Subdivision, as described in the Plat which will be recorded in the Public Records of Brevard County, Florida, and for such other properties as may be brought within the jurisdiction of the Association, including, but not limited to, the following specific purposes:

(a) 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 Association;

(b) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Lake Belle Subdivision, hereinafter called "Declaration", applicable to the property described in Exhibit "A" and to be recorded in the Public Records of Brevard County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length, and in particular the purpose of the Association is to maintain all

paved surfaces, shoulders of road, sanitary sewer lines, walls and drainage retention area as set forth in the Declaration;

(c) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration against Members of the Association;

(d) The Association shall 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 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system;

(e) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system;

(f) 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 Association;

(g) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth in the By-Laws provided that any such merger, consolidation or annexation shall have the assent of the Members of the Association by a vote of a majority of a quorum of the Members of the Association present in person or by proxy at a meeting called for that purpose;

(h) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV: INCORPORATORS

The names and post office addresses of each incorporator to these Articles of Incorporation are as follows, to-wit:

John H. Evans
1702 S. Washington Ave.
Titusville, Florida 32780

ARTICLE V: VOTING RIGHTS & MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any Lot or Lots which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a

Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot. There shall be two (2) classes of membership as set forth in Article VI of the Declaration.

ARTICLE VI: NOTICE AND QUORUM FOR MEETINGS OF THE ASSOCIATION

Meetings of the Association shall be called by written notice sent to all Members not less than fourteen (14) days nor more than thirty (30) days prior to the meeting, and the notice shall set forth the purpose of the meeting. Presence at the meeting of Members or of proxies entitled to cast fifty percent (50%) of all votes of the membership shall constitute a quorum.

ARTICLE VII: BOARD OF DIRECTORS

The Board of Directors of this Association shall consist of not less than three (3) Directors, who need not be a Member of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

RONALD YURGOSKY
688 Macon Drive
Titusville, FL 32780

GARY McGEDY
807 N. Northlake Dr.
Hollywood, FL 33019

GERALD A. GIORELLA
2715 Alamosa Place
Lake Mary, FL 32746

At the first meeting, the Members shall elect three (3) Directors to serve for a term of one (1) year each. The Developer, **C.R.A. LAND DEVELOPMENT, L.L.C.** may retain control of the Board of Directors until such time as eighty percent (80%) of the Lots in Lake Bella are conveyed to third parties.

ARTICLE VIII: OFFICERS

The affairs of this Association shall be managed by the Officers which shall consist of a President, Vice-President, Secretary and Treasurer. The Officers shall be elected at the annual meeting of the Board of Directors and they shall serve for a term of one (1) year each. The names

and addresses of the persons who are to act in the capacity of Officers until the selection of their successors are:

President:	RONALD YURGOSKY 688 Macon Drive Titusville, FL 32780
Vice President:	GARY McGEDY 807 N. Northlake Dr. Hollywood, FL 33019
Secretary and Treasurer:	GERALD A. GIORELLA 2715 Alamosa Place Lake Mary, FL 32746

ARTICLE IX: BY-LAWS

The By-Laws of the Association shall be adopted, altered, amended or rescinded at a regular or special meeting of the Members of the Association, as set forth in the By-Laws.

ARTICLE X: AMENDMENT

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

ARTICLE XI: INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of this Association is 1702 South Washington Ave. Titusville, Florida 32780, and the name of the initial registered agent of this Association at that address is John H. Evans. The registered office is also the principal office.

ARTICLE XII: DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the 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 was created. In the event that such dedication is refused the 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 40-

C42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 18 day of October, 2005.



John H. Evans

STATE OF Florida
COUNTY OF Brevard

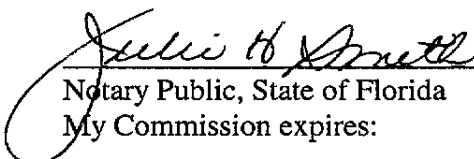
BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared John H. Evans, personally known to me to be the incorporator described in and who executed the foregoing Articles of Incorporation of **LAKE BELLA HOMEOWNERS' ASSOCIATION, INC.**, and he acknowledged that he subscribed the said instrument for uses and purposes set forth herein.

WITNESS my hand and official seal this 18 day of October, 2005.

[SEAL]



Julie H. Smith
MY COMMISSION # DD232246 EXPIRES
July 23, 2007
BONDED THRU TROY FAIR INSURANCE, INC.



Notary Public, State of Florida
My Commission expires:

CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE PROCESS WITHIN THE
STATE OF FLORIDA, AND NAMING THE REGISTERED
AGENT UPON WHOM PROCESS MAY BE SERVED

FILED

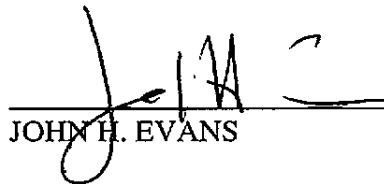
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with 48.091 and 607.034 of the Florida Statutes, the following is submitted:

That LAKE BELLA HOMEOWNERS' ASSOCIATION, INC., desiring to qualify under the laws of the State of Florida, with its principal office in Brevard County, State of Florida, has named John H. Evans, 1702 S. Washington Avenue, Titusville, Florida 32780, as its Registered Agent to accept service of process within the State of Florida.

DATED: October 18, 2005


JOHN H. EVANS

Having been named to accept service of process for the above stated corporation at the place designated above, I HEREBY AGREE TO ACT in this capacity and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED: October 18, 2005


John H. Evans, Registered Agent

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File No. 05-001-616883
Title Order No. 00616883



That part of Lots 87 and 88 as shown on Plat of Titusville Fruit and Farm Lands Company Subdivision, recorded in Plat Book 2, Page 29, of the Public Records of Brevard County, Florida, lying North of Knox McCrae drive together with a part of Lots 25, 41, 42 and 43 and all of Lots 40, 57, 56, 54, 73, 74 and 75, including all road rights of way as shown on said Plat, all lying in Section 17, Township 22 South, Range 35 East, Brevard County, Florida, described as follows:

Beginning at the point of Intersection of the West Boundary line of Oakdale Subdivision Section Two, as recorded in Plat Book 20, Page 22 of said Public Records with the North right of way line of Knox McCrae Drive and run thence N 00°41'33" W, along said West line, 676.19 feet to the Northwest corner of Oakdale Section Three, recorded in Plat Book 20, Page 23 as recorded in said Public Records of Brevard County, Florida; thence run N 87°20'40" E, along the North line thereof, 339.63 feet to a Point of Intersection with the Southerly prolongation of the East line of Lot 57 as shown on said Plat of Titusville Fruit and Farm Lands Co. Subdivision; thence N 00°56'44" W, along the East line of said Lot 57 and Lots 40 and 25, a distance of 1336.31 feet; thence S 89°03'16"W, 1341.82 feet to a point lying on the West line of the aforesaid Lot 43; thence S 00°52'30" E, along the West lines of said Lots 43, 54 and as to the Southwest corner thereof; thence S 87°17'14" E, along the South line of said Lot 75 a distance of 327.52 feet to the Southeast corner of said Lot 75; thence S 01°06'41"E, along the West line of the aforesaid Lot 87 a distance of 514.83 feet to a point lying on the North right of way line of Knox McCrae Drive: said point lying on the arc of a circular curve concaved Northerly, having a radius of 765.00 feet; thence run in an Easterly direction along the arc of said curve through a central angle of 10°35'53" an arc distance of 141.50 feet to the point of tangency of said curve; thence continue N 89°19'37" E, along the North right of way line of Knox McCrae Drive, 531.72 feet to the Point of Beginning.