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Sportspark Country Club Homeowners Association, Inc.

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February 8, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

C T CORPORATION SYSTEM

SUBJECT: SPORTSPARK COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
REF: W06000006150

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Ruby Dunlap
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**ARTICLES OF INCORPORATION
OF
SPORTSPARK COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, in accordance with the provisions of Chapter 617, *Florida Statutes*, hereby makes, subscribes and acknowledges these Articles of Incorporation for the purpose of forming a not for profit Florida corporation.

**ARTICLE I
NAME AND ADDRESS**

The name of the corporation is SPORTSPARK COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., and its mailing address and principal office address is c/o Toll Brothers, Inc., 28341 South Tamiami Trail, Suite 4, Bonita Springs, Florida 34134.

**ARTICLE II
DEFINITIONS**

All undefined terms appearing in initial capital letters herein shall have the meaning ascribed to them in that certain Declaration of Covenants, Conditions and Restrictions of Sportspark Country Club (the "Declaration"), as it may be amended from time to time.

**ARTICLE III
PURPOSE AND POWERS**

This corporation does not contemplate pecuniary gain or profit, direct or indirect to its members, and its primary purposes are:

A. To promote the health, safety and, social welfare of the owners of all Units located within SPORTSPARK COUNTRY CLUB, a planned community within Collier County, Florida (the "Community");

B. To maintain all portions of the Community and improvements thereon for which the obligation to maintain and repair has been delegated to the corporation by the Declaration, which is to be recorded in the public records of Collier County, Florida;

C. To contract for the operation and maintenance of the Common Areas or Surface Water Management System and Stormwater Management System and to delegate any powers and duties of the Association in connection therewith, except such as specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association;

D. To operate and maintain the Surface Water Management System and Stormwater Management Systems, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas. Moreover, the Association shall operate, maintain, and manage the Surface Water Management System and Stormwater Management

System in a manner consistent with the District's permit requirements and applicable District rules and regulations, and the terms and conditions of the Declaration (including enforcement provisions) which relate to the Surface Water Management System and Stormwater Management System. Additionally, the Association shall levy and collect adequate assessments against Members for the cost of maintenance and operation of the Surface Water Management System and Stormwater Management System;

E. To exercise all rights and powers of a non-profit corporation permitted by Chapter 617, Florida Statutes and all rights and powers set forth in Chapter 720, *Florida Statutes*; and

F. To exercise any other powers necessary and proper for the governance and operation of the Association, including those powers set forth in the Declaration.

ARTICLE IV TERM

The term for which the corporation is to exist is perpetual unless the corporation is dissolved pursuant to any applicable provision of the *Florida Statutes*. Any dissolution of the corporation shall comply with the Declaration. In the event of dissolution, the control or right of access to any portion of the Properties containing the Surface Water Management System or Stormwater Management System shall be conveyed or dedicated to an appropriate governmental unit or public utility. If the Surface Water Management System or Stormwater Management System are not accepted by governmental or public utility, then they shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE V SUBSCRIBER

The name and address of the subscriber of these Articles are:

Thomas M. Little	100 N. Tampa Street, Suite 2700
	Tampa, Florida 33602

ARTICLE VI BOARD OF DIRECTORS

The corporation shall be governed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons. The initial Board of Directors shall consist of three (3) persons whose names and addresses are:

David Torres	c/o Toll Brothers, Inc.
	28341 South Tamiami Trail
	Bonita Springs, Florida 34134

Gary Hains

c/o Toll Brothers, Inc.
28341 South Tamiami Trail
Bonita Springs, Florida 34134

Gary Gasperich

c/o Toll Brothers, Inc.
28341 South Tamiami Trail
Bonita Springs, Florida 34134

The manner in which the Directors are to be elected or appointed shall be as provided in the Bylaws of the corporation. In the event of a vacancy on the Board of Directors, the vacancy shall be filled by the majority vote of the remaining Directors.

ARTICLE VII OFFICERS

The affairs of the corporation are to be managed by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Bylaws of the corporation may provide for from time to time. All officers shall be elected by the Board at the first meeting of the Board of Directors following the annual meeting of the corporation and shall hold office until the next succeeding annual election of officers or until their successors are elected and qualify.

The names of the officers who are to serve until the first meeting of the Board following the annual meeting of the corporation is:

David Torres	President
Gary Hains	Vice President
Gary Gasperich	Secretary/Treasurer

In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board of Directors.

ARTICLE VIII VOTING

Each Owner of a Unit within the Community shall be entitled to one (1) vote for each owned Unit or as otherwise more fully set forth in the Declaration.

ARTICLE IX VOTING RIGHTS

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

1. Class "A". Class "A" Members shall be all Owners, with the exception of Declarant. Class "A" Members shall be entitled to one (1) equal vote for each Unit owned in the

Community. When more than one (1) person holds an ownership interest in any Unit, all such persons shall be Members of the vote for such Unit and such vote shall be exercised as those Owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended in the event more than one (1) person seeks to exercise it.

2. Class "B". The sole Class "B" Member shall be the Declarant. The rights of the Class "B" Member, including the right to approve or withhold approval of actions proposed under this Declaration and the Bylaws, are specified elsewhere in the Declaration and the Bylaws. The Class "B" Member may appoint a majority of the members of the Board during the Class "B" Control Period, as specified in Section 4.3 of the Bylaws. After termination of the Class "B" Control Period, the Class "B" Member shall have a right to disapprove actions of the Board and committees as provided in Section 4.18 of the Bylaws. Additionally, the Class "B" Member shall be entitled to ten (10) votes for each Unit owned.

The Class "B" membership shall terminate upon the earlier of:

- (i) Two years after termination of the Class "B" Control Period pursuant to Section 4.3 of the Bylaws; or
- (ii) When, in its discretion, the Declarant so determines and declares in a recorded instrument.

ARTICLE X QUORUM

Thirty percent (30%) plus one of the voting interest of members entitled to vote must be present in person, or present by valid proxy, to constitute a quorum. A quorum shall be required at all meetings of the membership for the transaction of business, except as otherwise provided by statute or by the Declaration. If a quorum cannot be reached at any meeting of the membership, the meeting may be adjourned and reconvened without notice other than announcement at the meeting. At the reconvened meeting and quorum may be reached if one-third (1/3) of the voting interest of Members entitled to vote are present in person or by valid proxy. Adjourned and reconvened meetings shall be at least three (3) days apart and, if a quorum is reached, any business may be transacted which might have been transacted at the adjourned meeting.

ARTICLE XI COMPENSATION

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its Members, Directors or officers. However, the corporation shall not be prohibited from reasonably compensating its Members, Directors, or officers for services rendered, nor shall the corporation be prohibited from making any payments or distributions to members of benefits, monies or properties permitted by Chapter 617, *Florida Statutes*.

ARTICLE XII POWERS

The corporation shall have all the powers set forth and described in Chapter 617, *Florida Statutes*, as presently existing or as may be amended from time to time, together with those powers conferred by the Declaration, these Articles of Incorporation and the Bylaws of the corporation, including, but not limited to, assessing members for all expenses incurred in connection with maintaining and operating the Surface Water Management System and/or Stormwater Management System and the right to enforce that assessment pursuant to the imposition of liens.

ARTICLE XIII INDEMNIFICATION

The corporation shall indemnify all persons who may serve or who have served at any time as Director or officers, and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgments, counsel fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party, or which may be asserted against any of them, by reason of having been a director or officer of the corporation, except in such cases where the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Such indemnification shall be in addition to any rights to which such Director or officer may otherwise be entitled.

ARTICLE XIV TRANSACTIONS

In the absence of fraud, no contract or other transaction between this corporation or any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any director or officer of this corporation is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors for the purpose of authorizing contract or transaction with like force and effect as if he were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

ARTICLE XV BYLAWS

The Bylaws of this corporation are to be made and adopted by a majority vote of the Directors and said Bylaws may not be altered, amended, rescinded or added to except as provided in the Bylaws.

**ARTICLE XVI
AMENDMENTS**

These Articles of Incorporation may be amended, altered, rescinded, or added to by appropriate resolution approved by a two-thirds (2/3) vote of the voting interest of the Members present at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a two-thirds (2/3) vote of the Board of Directors at any duly convened meeting of the Board and accepted by two-thirds (2/3) vote of the voting interest of the Members present at any duly convened membership meeting. Any Member of this corporation may propose an amendment to the Articles of Incorporation to the Board of the membership, as the case may be. Notwithstanding the foregoing, until termination of the Class B Control Period, any changes in the Articles of Incorporation may be made by a majority vote of the Board of Directors.

**ARTICLE XVII
CONFLICTS**

To the extent any provisions contained herein conflict with the Declaration, the provisions contained in the Declaration shall supercede such conflicting provisions contained herein.

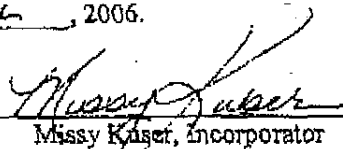
**ARTICLE XVIII
INCORPORATOR**

The name and address of the incorporator of the Association is:

Name
Missy Kuser

Address
c/o Toll Brothers, Inc.
250 Gibraltar Road
Horsham, PA 19044

Date this 7th day of February, 2006.


Missy Kuser, incorporator

**DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

The initial registered agent of this corporation shall be CT Corporation System. The initial registered office of this corporation shall be 1200 South Pine Island Road, Plantation, Florida 33324.

ACCEPTANCE

Having been named registered agent to accept service of process for the above-named corporation, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 48.091, *Florida Statutes*.

CT CORPORATION SYSTEM

By:

Carine Buz
Name:
Title:

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