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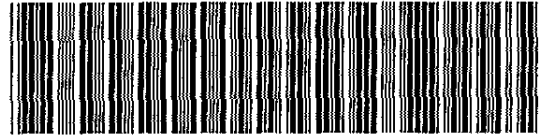
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: LOS ALTOS SUBDIVISION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

\$70.00
Filing Fee

\$78.75
Filing Fee &
Certificate of
Status

\$78.75
Filing Fee
& Certified Copy

\$87.50
Filing Fee,
Certified Copy
& Certificate

\$97.50

ADDITIONAL COPY REQUIRED

FROM: JOHN J. CULLARO
Name (Printed or typed)

PO BOX 271150
Address

TAMPA, FL 33688-1150
City, State & Zip

813-968-0522
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be:

LOS ALTOS SUBDIVISION, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

PO BOX 271150
TAMPA, FL 33688-1150

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

HOMEOWNERS ASSOCIATION TO PROVIDE FOR THE MAINTENANCE, PRESERVATION AND ARCHITECTURAL CONTROL OF ALL COMMON AREAS WITHIN THAT CERTAIN TRACT OF PROPERTY DESCRIBED IN EXHIBIT A.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

DIRECTORS WILL BE ELECTED BY MAYORITY SECRET WRITTEN BALLOT.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

OFFICERS: JOHN J. CULLARO, PRESIDENT, SECRETARY & TREASURER
PO BOX 271150
TAMPA, FL 33688-1150

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

JOHN J. CULLARO
3172 LAKE ELLEN DRIVE
TAMPA, FL 33618

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

JOHN J. CULLARO
PO BOX 271150
TAMPA, FL 33688-1150

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



Signature/Registered Agent

02-17-06

Date



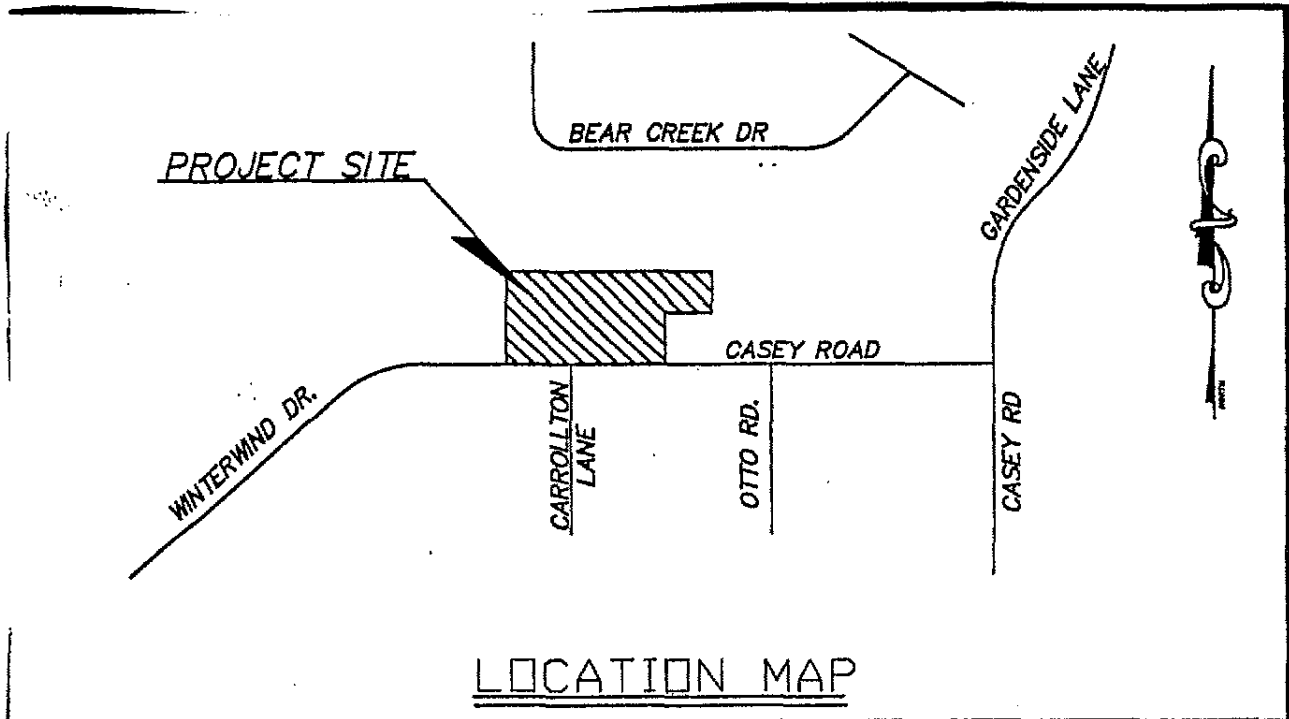
Signature/Incorporator

02-17-06

Date

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY



LOCATION MAP

LEGAL DESCRIPTION:

FOLIO NO. 016259.0000

LEGAL DESCRIPTION:

THE SOUTH 330 FEET OF THE WEST 396 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE SOUTH 185 FEET OF THE EAST 100 FEET OF THE WEST 396 FEET THEREOF, IN SECTION 32, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.

THE SOUTH 25 FEET OF SUBJECT PROPERTY APPEARS TO BE IN USE AS RIGHT-OF-WAY.

**ARTICLES OF INCORPORATION
OF LOS ALTOS SUBDIVISION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

FILED

2006 FEB 21 P 1:56

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of this corporation is **Los Altos Subdivision, Inc.** a Florida corporation not for profit, (hereinafter called the Association in these Articles.)

**ARTICLE II
OFFICE AND REGISTERED AGENT**

This Association's registered agent is John J. Cullaro who maintains an office at 3172 Lake Ellen Drive, Tampa, Florida 33618, Hillsborough County. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described in Exhibit A.

**ARTICLE IV
POWERS**

Without limitation this Association is empowered to:

a. **Declaration.** Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be recorded in the Public Records of Hillsborough 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 in full;

b. **Property.** In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer,

assign, and otherwise dispose of property of any nature whatsoever, real, personal or mixed, tangible or intangible, in connection with this Associations affairs.

c. **Assessments.** Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

d. **Costs.** Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Associations property.

e. **Borrowing.** Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred or any of its other obligations.

f. **Dedications.** With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.

g. **Mergers.** With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

h. **Rules.** From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.

i. **General.** Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any light, power, or privilege so granted.

j. **Enforcement.** To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

k. **Surface water management system.** The surface water management system is owned by the association and is considered herein as an integral part of the common property.

l. **Common Property.** Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, wetland mitigation areas, structures and related appurtenances.

ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Associations, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership transferred automatically by conveyance of title of a Lot.

ARTICLE VI VOTING RIGHTS

The Associations shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration), and shall be entitled to one vote for each Lot owned. 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 they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant, and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier; (a) when the total votes outstanding in the Class B membership; or (b) on the anniversary date ten years from the date when the first Lot is conveyed to an individual purchaser.

**ARTICLE VII
BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Associations By-Laws, but at all times it must be an odd number of three or more but not to exceed five (5). The initial Directors named below shall serve until this Associations first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, event if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: John J. Cullaro
Vivian L. Cullaro
Lisa L. Cullaro
P.O. 271150
Tampa, Florida 33688

**ARTICLE VIII
DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets insure to the benefit of any member or other private individual.

**ARTICLE IX
DURATION**

This Association exists perpetually.

**ARTICLE X
BY-LAWS**

This Associations By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of the Board of Directors, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

**ARTICLE XI
AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of fifty (50%) of the entire membership, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.


**ARTICLE XII
INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

**ARTICLE XIII
FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles. Any amendment which affects the duties of the Association to the Southwest Florida Water Management District must have the prior approval of that agency.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this ^{16th} day of ^{October} 2005, 2005.


John J. Cullaro

STATE OF FLORIDA COUNTY OF HILLSBOROUGH, BEFORE ME, the undersigned authority, this day personally appeared John J. Cullaro to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of Los Altos Subdivision, Inc., and who acknowledged to me that she executed and subscribed such Articles for the purposes set forth herein. He is personally known to me and did (did not) take an oath.

WITNESS my hand and official seal this 6th day of October, 2005.

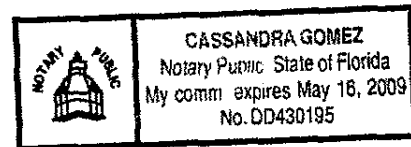
My Commission Number: DD430195

Notary Public, State of Florida

MY COMMISSION EXPIRES: 5/16/2009

Please Print Name:

Cassandra Gomez



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND
NAMING THE REGISTERED AGENT UPON WHOM PROCESS MAY BE
SERVED.**

Los Altos Subdivision, Inc., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 3172 Lake Ellen Drive, Tampa, Florida 33618, County of Hillsborough, State of Florida, has named John J. Cullaro, whose business address is at 3172 Lake Ellen Drive, Tampa, Florida 33618, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes and obligations imposed by Section 607.325, relative to the proper and complete performance of my duties.

John J. Cullaro

Date



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TALLAHASSEE, FLORIDA