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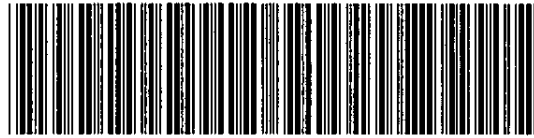
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Amend

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2007 AUG 28 AM 9:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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*ASB
9/4/07*

**LEXINGTON OAKS PLAZA OWNERS
ASSOCIATION, INC.**

c/o Deakin Property Services, LLC
1408 S. DeSoto Avenue
Tampa, FL 33601

Phone: (813) 431-2811
Fax: (813) 254-1404

August 22, 2007

Department of State
Division of Corporations
2760 Executive Center Circle
Tallahassee, FL 32301

Re: Amendment to Articles of Incorporation

Dear Customer Service:

Enclosed please find an Amendment to the Articles of Incorporation for Lexington Oaks Plaza Owners Association, Inc. I am also enclosing a check in the amount of \$35.00 as payment for the recording fee of the Amendment.

Please return the recorded document to me as soon as possible in the attached stamped, self-addressed envelope.

If you do have any questions, please feel free to contact me at 813-431-2811.

Very truly yours,



Barbara A. Deakin
Corporate Secretary

/bd

Enclosures

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
LEXINGTON OAKS PLAZA OWNERS' ASSOCIATION

(Document N06000004108)

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Section 617.1006 of the Florida Statutes, this Florida nonprofit corporation adopts the following Articles of Amendment to its Articles of Incorporation:

ARTICLE I

The name of the Corporation is Lexington Oaks Plaza Owners' Association, Inc.

ARTICLE II

The Articles of Incorporation of the Corporation, as filed with the Secretary of State of Florida on April 13, 2006, are hereby amended by deleting Article IV and Article XII of the Articles of Incorporation in its entirety and replacing it with the following:

**"ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the Members thereof and shall make no distribution of income to its Members, Directors or Officers. The specific purposes for which it is formed are to provide an entity for the purpose of holding title from time to time to certain common areas appurtenant to that subdivision project known as "**LEXINGTON OAKS PLAZA**, located in Pasco County, Florida, and to provide for maintenance and preservation of the common area within such property and to promote the health, safety and welfare of the owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

The Association shall have the following powers:

1. To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida that is not in conflict with the terms of the Declaration, these Articles or the Bylaws of the Association;
2. To 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 and Restrictions of **LEXINGTON OAKS PLAZA OWNERS' ASSOCIATION, INC.**, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pasco 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;

3. To own, lease, convey, operate, manage, maintain, repair, improve, rebuild or replace, and alter the Common Areas and any improvements situated thereon in or benefiting Lexington Oaks Plaza or any portion thereof, to pay all taxes, assessments and utility charges relating thereto, and to provide architectural control over the Lots (as defined in the Declaration) located in the Property (as defined in the Declaration) situated in Pasco County, Florida which Property is contained within the Lexington Oaks Plaza (as defined in the Declaration);

4. To provide, purchase, lease, acquire, replace, improve, maintain and repairs such private and public real property, buildings, structures, street lights and other structures, landscaping, paving and equipment, both real and personal related to the furtherance of the interests and convenience of the Members of the Association, as the Board of Directors in its discretion determines necessary, appropriate and convenient;

5. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association;

6. To purchase insurance upon the property of the Association and insurance for the protection of the Association and its members as Lot Owners;

7. To reconstruct improvements after casualty and make further improvements upon the property;

8. To enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and Bylaws of the Association, and the rules and regulations adopted pursuant thereto;

9. To employ personnel to perform the services required for proper operation of the Association.

10. To borrow money, and with the assent of two-thirds (2/3) of the member's mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

11. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

12. To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

13. To sue and be sued;

14. To enter into, make, perform or carry out contracts and agreements of every kind with any Person, including, but not limited to a contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company; and

15. To operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

The foregoing enumeration of specific purposes and powers shall not be construed to limit or restrict in any way the purposes and powers of the Association that may be granted by applicable law and any amendments thereto.

ARTICLE XII
TERM OF EXISTENCE / DISSOLUTION

The existence of the Association shall be perpetual. The Association may be dissolved by a vote of the Members at any regular or special meeting; provided, however, that the proposed dissolution is specifically set forth in the notice of any such meeting, and that so long as Declarant owns at least one Lot, Declarant's prior written consent to the dissolution of the Association must be obtained. Prior to the dissolution of the Association, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association."

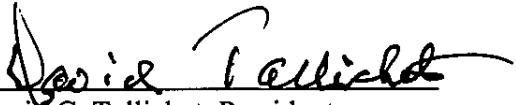
ARTICLE III

The Board of Directors hereby waives notice of any meeting requirement related to this approved amendment to the Articles of Incorporation. This amendment was approved by the Board of Directors by unanimous written consent dated July 11, 2007 which is sufficient to approve this Amendment. The officers of the Corporation are hereby authorized and directed to take any and all action that they may deem necessary or appropriate to give effect to the actions represented in this consent, including the filing with the Florida Secretary of State's Office the approved Articles of Amendment to its Articles of Incorporation.

ARTICLE IV

This Amendment is effective as of the date of this filing.

This Articles of Amendment to the Articles of Incorporation is executed on behalf of the Corporation by its President on July 11, 2007.



David C. Tallichet, President

**WRITTEN ACTION OF BOARD OF DIRECTORS
LEXINGTON OAKS PLAZA OWNERS ASSOCIATION, INC.
IN LIEU OF MEETING**

The undersigned, being all the members of the Board of Directors of Lexington Oaks Plaza Owners Association, Inc. (the "Association") do hereby consent to the adoption of the following resolutions in lieu of a meeting:

WHEREAS, the Board of Directors believes it is in the best interests of the Association that the Articles of Incorporation be amended;

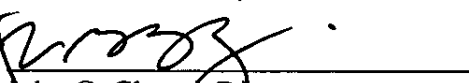
NOW THEREFORE:

BE IT RESOLVED, the Board of Directors hereby consents to the Amendment to the Articles of Incorporation attached as Exhibit "A".

IN WITNESS WHEREOF, this written action of the Board of Directors of Lexington Oaks Plaza Owners Association, Inc. is entered into as of and shall be effective the 11th day of July, 2007.



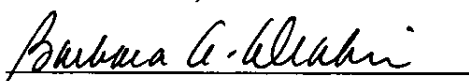
David C. Tallichet, Director



John G. Ghuzzi, Director



Dennis J. Stahl, Director



Barbara A. Deakin, Director