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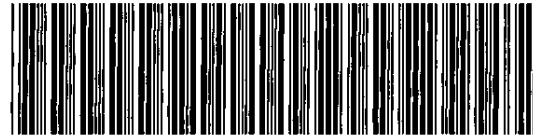
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2006 JUN 26 PM 3:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T Hampton JUN 27 2006

RidgeLake Business Park Property Owners Association, Inc.
2201 Cantu Court, Suite 104
Sarasota, Florida
(941) 378-3811

June 23, 2006

VIA OVERNIGHT COURIER

Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: Request for filing

Dear Sir or Madam:

We have enclosed the original Articles of Incorporation for Ridgelake Business Park Property Owners Association, Inc., a Florida corporation not for profit.

We have also enclosed our check made payable to the "Department of State" for filing fees in the amount of \$78.75, calculated as follows:

Filing of Articles:	\$35.00
Registered Agent Registration:	35.00
Certified Copy	<u>8.75</u>

TOTAL \$78.75

Please return the Articles and the Certified Copy to the address on this letterhead.

Thank you.

Sincerely,



Fred M. Starling, as Registered
Agent, President and Director

FMS/pg
Enclosures

ARTICLES OF INCORPORATION
OF
RIDGELAKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC.
(A Florida Corporation Not for Profit)

The undersigned, acting as incorporator of **RidgeLake Business Park Property Owners Association, Inc.**, under the Florida General Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I. NAME AND PRINCIPAL OFFICE

RidgeLake Business Park Property Owners Association, Inc.

(referred to herein as the "Corporation"). Principal office address: 2201 Cantu Court, Suite 104, Sarasota, Florida 34232.

ARTICLE II. COMMENCEMENT OF EXISTENCE

The existence of the Corporation will commence on the date on which these Articles are filed with the Florida Secretary of State.

ARTICLE III. DURATION

The Corporation will have a perpetual existence unless dissolved by operation of law or the act of all of its members.

ARTICLE IV. PURPOSE

The general purpose for which the Corporation is organized is to provide an owners' association entity pursuant to the Florida Condominium Act (the "Act") for the operation of that certain land condominium located in Sarasota County, Florida, known as "RidgeLake Land Condominium" (hereinafter the "Condominium"), being developed by Ridgelake Development Company, LLC (the "Developer").

ARTICLE V. POWERS

The powers of the Corporation shall include and shall be governed by the following:

(a) General Powers. The Corporation shall have all of the powers of a Florida corporation not for profit in addition to the powers set forth in the Act, the Corporation's Bylaws and the Declaration of Condominium of RidgeLake Land Condominium (the

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"Declaration").

(b) Lease Powers. The Corporation may enter into lease agreements pertaining to real or personal property.

(c) Distribution of Income. The Corporation shall make no distribution of income to its members, directors or officers.

(d) SWFWMD Required Powers. As required by the Southwest Florida Water Management District ("SWFWMD"), the Corporation shall: (i) 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; and shall (ii) Exist in perpetuity; however, if the Association is dissolved, the control of 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 nonprofit corporation similar to the association.

(e) Limitations. The powers of the Corporation shall be subject to and shall be exercised in accordance with the provisions of its Bylaws and the Declaration.

ARTICLE VI. MEMBERS

1. Membership. The members of the Corporation shall consist of all of the record owners of units (hereinafter "Parcels") in the Condominium and, if and when the Condominium is terminated, shall consist of those who are members of the Corporation at the time the Condominium is terminated. The rights and obligations of the members shall extend to their successors and assigns.

2. Assignment. The interest of a member in the funds and assets of the Corporation may not be assigned, hypothecated or transferred in any manner except as an appurtenance to the Condominium Parcel for which that interest is held.

3. Voting. On all matters upon which the membership shall be entitled to vote, the voting shall be based upon the percentage attributed to the Parcel by the Declaration, which vote shall be exercised or cast in the manner described in the Declaration and Bylaws. Any person or entity owning more than one Parcel shall be

entitled to cast a vote for each Parcel owned, in the percentages set forth in the Declaration. If a Parcel is jointly owned, the vote attributable to that Parcel shall be divided among the owners, as their interests may appear, or may be exercised by one of such joint owners, by written agreement of the remainder of the joint owners.

4. Meetings. The Bylaws of the Corporation shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE VII. ASSESSMENTS

The Corporation will obtain funds with which to operate by dues and by assessment of its members in accordance with the provisions of the Declaration, as the same may be supplemented or modified by the provisions of the Articles and Bylaws of the Corporation relating thereto.

ARTICLE VIII. Board of Directors

(a) Directors. The affairs of the Corporation shall be managed by a Board of Directors consisting of three (3) directors. So long as Developer shall have the right to appoint a majority of the Board of Directors, the directors need not be members of the Corporation and need not be residents of the State of Florida. Until control of the Corporation is surrendered to the Corporation's members by Developer, Developer shall have the right to appoint two (2) of the members of the Board. HEALTHSOUTH Sarasota Limited Partnership, the owner of Parcel A and Sarasota LTAC Properties, LLC, the owner of Parcel C, shall have the right to jointly appoint one (1) member of the Board, until the Developer surrenders control. Thereafter, Directors shall be elected as provided in the Bylaws.

(b) First Board. The names and addresses of the members of the first Board of Directors who shall hold office until Developer turns over control of the Corporation to the members, and until their successors are elected or appointed, are as follows:

NAME	ADDRESS
Fred M. Starling	2201 Cantu Court, Suite 104 Sarasota, Florida 34232

Tina R. Starling

2201 Cantu Court, Suite 104
Sarasota, Florida 34232

Arthur Wilson*

c/o HEALTHSOUTH Corporation
One Healthsouth Parkway
Birmingham, AL 35243

* The designated HEALTHSOUTH Board Member may send an alternate to any meeting so long as it designates such alternate in writing prior to or at the meeting or such Board Member may participate in any Board Meeting by telephone.

ARTICLE IX. OFFICERS

The affairs of the Corporation shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Corporation and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for the filling of vacancies and for the respective duties of the officers. The names of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

NAME	OFFICES
Fred M. Starling	President and Treasurer
Tina R. Starling	Vice President & Secretary

ARTICLE X. BYLAWS

The first Board of Directors of the Corporation has adopted Bylaws consistent with these Articles. The Bylaws may be altered, amended or rescinded by the directors in the manner provided by such Bylaws.

ARTICLE XI. AMENDMENT

Subject to the provisions of the Declaration, these Articles may be altered, amended or repealed by resolution of the Board of Directors; provided, however, that no amendment affecting the rights of Developer or its successors or assigns shall be effective without the prior written consent of Developer or its successor or assigns and no amendment affecting the material rights or any owner shall be effective without the prior written

consent of the affected owner.

ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation shall be located at 2201 Cantu Court, Suite 104, Sarasota, Florida 34232, and the name of the initial registered agent of this Corporation at that address is Fred M. Starling. The Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE XIII. BUDGET AND EXPENDITURES

The Board of Directors shall adopt, annually, a budget for the operation of the Condominium for the ensuing year and for the purpose of levying assessments against all assessable property in the Condominium, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budget in respect of expenditures and such budget shall be adopted in accordance with the provisions of Section 8 and any other applicable provisions of the Declaration.

ARTICLE XIV. INCORPORATOR

The name and street address of the incorporator is:

<u>Name</u>	<u>Address</u>
W. Peyton Gause, Jr.	3304 Lantana Court Kissimmee, Florida 34746


The incorporator of the Corporation assigns to this Corporation his rights to constitute a corporation, and he assigns to those persons designated by the Board of Directors any rights he may have as incorporator, this assignment becoming effective on the date corporate existence begins.

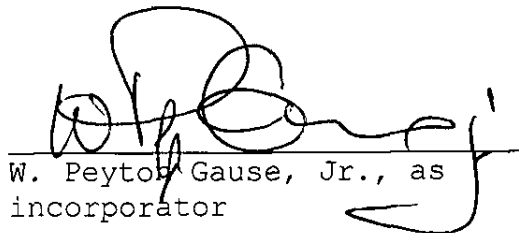
ARTICLE XV. INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and every Officer shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, solely by reason of his being or

having been a director officer of the Corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, the incorporator and the president of the Corporation have set their hands and seals this 20th day of June, 2006, at Sarasota, Florida.


Fred M. Starling, as
president

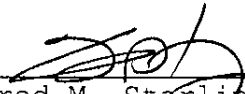

W. Peyton Gause, Jr., as
incorporator

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That **RidgeLake Business Park Property Owners Association, Inc.**, desiring to organize under the laws of the State of Florida, with its initial registered office, as indicated in the Articles of Incorporation, at 2201 Cantu Court, Suite 104, Sarasota County, Sarasota, Florida 34232, has named **Fred M. Starling**, located at that address, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the corporation named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida General Corporation Act relative to keeping open the registered office.



Fred M. Starling