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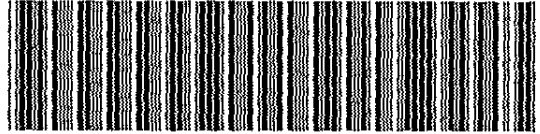
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LAW OFFICES
WILLIAMS, SMITH & SUMMERS, P.A.

380 WEST ALFRED STREET
TAVARES, FLORIDA 32778-3298

CHRISTOPHER J. SMITH
GARY L. SUMMERS
ROBERT Q. WILLIAMS

TELEPHONE:
(352) 343-6655
FAX (352) 343-4267

July 18, 2006

Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

Re: **Renaissance Estates Property Owners Association, Inc.**

Dear Sir or Madam:

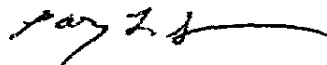
Enclosed are the original and one copy of the Articles of Incorporation for **Renaissance Estates Property Owners Association, Inc.** Please file the original articles and return the copy with a stamp indicating that the Articles have been filed with your office.

Enclosed is our law firm check to cover the costs, which are as follows:

\$ 35.00 -	Filing fee
8.75 -	Certificate of Status
35.00 -	Registered Agent Designation
<hr/>	
\$ 78.75	Total

Thank you for your attention to this matter.

Sincerely,



Gary L. Summers

GLS/ds
Enclosures

ARTICLES OF INCORPORATION

OF

RENAISSANCE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

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The undersigned, acting as incorporator of a nonprofit corporation under Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE I

Name of Corporation; Address

The name of this corporation shall be RENAISSANCE ESTATES PROPERTY OWNERS ASSOCIATION, INC. The principal office and mailing address of the corporation shall be 2801 South Bay Street, Eustis, Florida 32726.

ARTICLE II

Purposes and Powers

a. General Purposes. The corporation is organized in connection with the residential planned unit development known as Renaissance Estates located in Section 32, Township 20 South, Range 24 East, Lake County, Florida. 5th Generation Communities, Inc., a Florida corporation (the "Developer") is the owner of certain real property (the "Subject Property") which the Developer is developing into a residential subdivision to be known as Renaissance Estates. The developer intends to record a Declaration of Covenants, Conditions and Restrictions for Renaissance Estates (the "Declaration") which will affect the Subject Property, with these articles of incorporation to be attached as an exhibit to the Declaration. All of the definitions contained in the Declaration shall apply to these articles and to the bylaws to be adopted by the corporation.

b. Specific Purposes. The specific purposes for which the corporation is organized are as follows:

1. To provide an entity to own, manage and/or maintain the common area property in Renaissance Estates and to provide other services for the owners of lands in Renaissance Estates so as to promote the health, safety, welfare, comfort and social benefit of the residents within the subdivision.

2. To provide a framework for the owners of lands within Renaissance Estates to make decisions about the common areas within the subdivision and the services to be provided to owners of commercial property in the subdivision.

3. To impose and collect assessments for the performance of the functions described in these articles, the bylaws of the corporation, and the Declaration.

4. To perform those duties, to make those decisions, and to carry out those actions that shall be delegated to the corporation pursuant to the Declaration, as said Declaration shall be recorded in the Public Records of Lake County, Florida, and as said Declaration may be amended from time to time by subsequent instruments.

5. To operate, maintain and manage the surface water or stormwater management system as described more particularly in Article III below.

6. To operate as a corporation not-for-profit pursuant to Chapter 617, Florida Statutes, and as a homeowners association pursuant to Chapter 720, Florida Statutes.

c. Powers. To carry out the general and specific purposes set forth in this Article II, the corporation shall have those rights, powers and duties given to not-for-profit corporations in Chapter 617, Florida Statutes, and to homeowners associations in Chapter 720, Florida Statutes. The corporation also shall have those powers and duties set forth in the bylaws for this corporation and in the Declaration.

ARTICLE III Stormwater System

As part of the duties and powers of the corporation, the corporation shall operate, maintain and manage the surface water or stormwater management system in Renaissance Estates in a manner consistent with the requirements of the surface water or stormwater management system permit issued by St. Johns River Water Management District in connection with the Subject Property and in accordance with applicable District rules, and shall assist in the enforcement of the provisions in the Declaration which relate to the surface water or stormwater management system.

The corporation shall levy and collect adequate assessments against members of the corporation for the cost of maintenance and operation of the surface water or stormwater management system. The assessments so collected shall be used for the maintenance and repair of the surface water or stormwater management system, including, but not limited to work within retention areas, drainage structures and drainage easements. Nothing in this article shall be construed to prevent the levy and collection of other assessments for purposes other than the surface water and stormwater management system.

ARTICLE IV Duration

The existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State of the State of Florida, Tallahassee, Florida. The corporation shall exist in perpetuity.

ARTICLE V
Membership and Voting

1. The members of the corporation shall consist of all of the record owners of Lots. Membership shall be established as to a given Lot upon the recording of the Declaration and the respective plat for Renaissance Estates in which the given Lot is located. Transfer of membership interests, provisions for annual and special meetings of the members, the share of each member in the funds and assets of the corporation, restrictions on transfers, assignments or pledges of membership interests, and voting rights for Lots owned by more than person shall be governed by provisions set forth in the Bylaws.

2. The corporation shall have the following classes of voting members:

a. Class A. Class A members shall be all Owners, except the Developer, and shall be entitled to one vote for each Lot owned.

b. Class B. The Class B member shall be the Developer, who shall be entitled to ten votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership no later than the date which is three (3) months after ninety (90%) percent of all lots to be platted in Renaissance Estates have been conveyed to members other than the Developer.

3. The remaining rights and responsibilities of members of the corporation shall be set forth in the Declaration and/or the Bylaws.

ARTICLE VI
Board of Directors

The number of directors and the manner in which the directors are elected or appointed shall be as stated in the bylaws of the corporation. The names and addresses of the initial directors of the corporation are as follows:

Alan A. Parrow
2801 South Bay Street
Eustis, Florida 32726

Brian Nagle
2801 South Bay Street
Eustis, Florida 32726

Martha E. Ledford
2801 South Bay Street
Eustis, Florida 32726

Anthony DeLuca
2801 South Bay Street
Eustis, Florida 32726

Ken Knorr
2801 South Bay Street
Eustis, Florida 32726.

ARTICLE VII
Dissolution

In the event of termination, dissolution or final liquidation of the corporation, 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 40C-42.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VIII
Initial Registered Agent and Street Address

The address of this corporation's initial registered office is 380 West Alfred Street, Tavares, Florida 32778-3298, and the name of its initial registered agent at said address is Gary L. Summers.

ARTICLE IX
Amendments

1. Amendments to these Articles of Incorporation shall be proposed and adopted in the manner set forth in Section 617.1002, Florida Statutes, as said section may be amended from time to time.

2. No amendment shall make any changes in the qualifications for membership without approval of all of the members. No amendment shall make any change in the proportionate voting interest appurtenant to a given Lot or that increases the proportion or percentage by which a given Lot shares in the Common Expenses unless the record Owner of the subject Lot and all of the record owners of liens upon the subject Lot join in the execution of the amendment. No amendment shall be made that shall conflict with the Declaration. Prior to the closing of the sale of all Lots to be platted within the Subject Property, no amendment shall make any changes that affect any of the rights, privileges, powers or options provided in favor of or reserved to the Developer in the Articles, the Declaration or the Bylaws unless the Developer shall join in the execution of the amendment, including, but not limited to, any right of the Developer to appoint or elect directors as stated in the Declaration and/or the Bylaws.

3. No amendment to these Articles shall be made which discriminates against any Owners, or affects less than all of the Owners within the Subject Property, without the written approval of all of the Owners so discriminated against or affected.

ARTICLE X
Earnings and Activities

The corporation is organized and shall be operated exclusively for the purposes set forth above. The activities of the corporation will be financed by assessments against members as provided in the restrictions. No part of the net earnings of the corporation shall

inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, has executed these Articles of Incorporation this 31st day of May, 2006.

INCORPORATOR


Alan A. Parrow


I hereby accept appointment as registered agent of RENAISSANCE ESTATES PROPERTY OWNERS ASSOCIATION, INC. I am familiar with and accept the obligations of the position of registered agent for this corporation.


Gary W. Summers
Registered Agent

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STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 31st day of May, 2006, by ALAN A. PARROW, [☒ who is personally known to me or [] who has produced _____ as identification.


Notary Public
Pamela J. Klim
Printed Notary Signature

My Commission Expires: 4-24-2008



PAMELA J. KLIM
MY COMMISSION # DD 309725
EXPIRES: April 24, 2008
Bonded Thru Budget Notary Services