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FLORIDA PROFIT/NON PROFIT CORPORATION

Palmetto Landing Owners Association, Inc.

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**ARTICLES OF INCORPORATION
OF
PALMETTO LANDING OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT**

We, the undersigned, being desirous of forming a corporation not for profit, do hereby associate ourselves into a corporation for the purposes and with the powers herein specified and do hereby agree to the following Articles of Incorporation.

ARTICLE I.

NAME

The name of this corporation shall be PALMETTO LANDING OWNERS ASSOCIATION, INC., (hereinafter referred to as the "Association").

ARTICLE II.

PURPOSE

The purposes and object of the Association shall be to administer the operation and management of Palmetto Landing, A Condominium (hereinafter "the Condominium") to be established by PVV, LLC (the "Developer") in accordance with the Florida Condominium Act, Chapter 718, Florida Statutes ("Condominium Act"), upon that certain real property in St. Johns County, Florida, as described on Exhibits "A" attached to the Declaration of Condominium of Palmetto Landing, A Condominium, and incorporated herein by reference.

The Association shall undertake and perform all acts and duties incident to the operation and management of the Condominium in accordance with the terms, provisions, and conditions of these Articles of Incorporation, the Bylaws of the Association and the Declaration of Condominium (the "Declaration") which will be recorded in the public records of St. Johns County, Florida, and the Condominium Act.

ARTICLE III.

POWERS

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida and under the Condominium Act, and the Declaration of Condominium.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

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1. Make and establish reasonable rules and regulations governing the use of the Units, Common Elements, and Limited Common Elements of the Condominium, as such terms will be defined in the Declaration.
2. Own, operate, lease, sell, manage, and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Condominium.
3. To own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all members.
4. Levy and collect assessments against members of the Association to defray the Common Expenses of the Condominium, as will be provided in the Declaration and the Bylaws, including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including Units, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declarations.
5. Maintain, repair, repare, operate and manage the Condominium Property, and any property owned by the Association, including the right to reconstruct improvements after casualty and to further improve and add to the Condominium Property and other property owned by the Association.
6. Contract for the management of the Condominium and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the Bylaws, and the Condominium Act.
7. Enforce the provisions of these Articles of Incorporation, the Declaration, the Bylaws, and all Rules and Regulations and Covenants and Restrictions governing use of the Condominium which may hereafter be established.
8. Operate, maintain and manage the surface water or storm water management systems in a manner consistent with the applicable St. Johns River Water Management District ("SJRWMD") Permit requirements and applicable District rules, and shall assist in the enforcement of the provisions in the Declaration of Condominium which relate to the surface water or stormwater management system."

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ARTICLE IV
INCORPORATOR

The name and address of the Incorporator is Robert H. Hahnemann, 509 Anastasia Blvd., St. Augustine, FL 32080.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 509 Anastasia Blvd., St. Augustine, Fl 32080 and the name of its initial registered agent at such address is Robert H. Hahnemann.

ARTICLE VI.
QUALIFICATION OF MEMBERS

The qualifications of members, manner of their admission to and termination of membership and voting by members shall be as follows:

A. The owners of all Units in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except the subscribers hereof.

B. A person shall become a Member by the acquisition of a vested present interest in the fee title to a Unit in the Condominium. The membership of any person or entity shall be automatically terminated upon his being divested of his title or interest in such Unit.

C. Transfer of membership shall be recognized by the Association upon its being provided with a copy of the recorded warranty deed for the Unit.

D. If a corporation, partnership, joint venture or other entity is the fee simple title holder to a Unit, or the Unit is owned by more than one person, the Unit owner shall designate one person as the Member entitled to cast votes and/or to approve or disapprove matters as may be required or provided for in these Articles, the Bylaws or the Declaration of Condominium.

E. Except as an appurtenance to his Unit, no Member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, the Condominium Act and the Bylaws hereof.

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ARTICLE VII.

VOTING

A. On all matters upon which the membership shall be entitled to vote, each member shall be entitled to one vote for each Unit in the Condominium owned by the member. Votes may be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the Bylaws of this Association.

B. Until such time as the property is submitted to the Condominium form of ownership by recordation of Declaration of Condominium therefor in the public records of St. Johns County, Florida, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

ARTICLE VIII.

TERM OF EXISTENCE

The Association shall have perpetual existence. In the event of termination, dissolution or final liquidation of the Association, 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 by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IX.

OFFICE

The principal office of the Association shall be at 509 Anastasia Blvd., St. Augustine, FL 32080, or such other place as the Board of Directors may designate.

ARTICLE X.

BOARD OF DIRECTORS

A. The business affairs of this Association shall be managed by the Board of Directors. The number of members of the first Board of Directors shall be three.

B. Subject to the Declaration of Condominium, the Board of Directors shall be elected by the members of the Association from among the membership at the annual membership meeting as provided in the Bylaws; provided, however, that the Developer shall have the right to elect all of the Directors on the Board subject to the following:

1. When Unit owners other than the Developer own Units to which twenty five percent (25%) or more of the Common Elements are appurtenant, as

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set forth in the Declaration of Condominium, the Unit owners other than the Developer shall be entitled to elect one-third (1/3) of the members of the Board of Directors.

2. Unit owners other than the Developer shall be entitled to elect a majority of the members of the Board of Directors upon the first to occur of the following:
 - (a) Three years after owners other than the Developer own Units to which fifty percent (50%) or more of the Common Elements are appurtenant, as set forth in the Declaration of Condominium;
 - (b) Three (3) months after owners other than the Developer own Units to which seventy five percent (75%) or more of the Common Elements are appurtenant, as set forth in the Declaration of Condominium;
 - (c) When all the Units in the Condominium that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or
 - (d) Seven (7) years after recordation of the Declaration.
3. The Developer is entitled to elect at least one member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business a Unit in the Condominium.
4. The names and addresses of the persons who are to serve as the initial Board of Directors until their successors are chosen, are as follows:

<u>Director</u>	<u>Address</u>
Robert H. Hahnemann	509 Anastasia Blvd. St. Augustine, Fl 32080
Don B. Davis	509 Anastasia Blvd. St. Augustine, Fl 32080
Sue Padgett	509 Anastasia Blvd. St. Augustine, Fl 32080

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ARTICLE XI.

OFFICERS

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the Bylaws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>Officer</u>	<u>Name</u>
President	Robert H. Hahnemann
Vice-President	Don B. Davis
Secretary/Treasurer	Robert H. Hahnemann

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the Bylaws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. Officers shall be elected annually.

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ARTICLE XII.

AMENDMENT TO ARTICLES

A. For so long as the Developer is entitled to elect a majority of the members of the Board of Directors, the Articles can be amended upon adoption of a resolution by a majority of the members of the Board of Directors at a meeting of the Board of Directors.

B. After the Unit owners are entitled to elect a majority of the members of the Board of Directors, an amendment to the Articles shall be proposed by the Board of Directors after adopting a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members entitled to vote on the proposed amendment, which may be either an annual or a special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment shall be given to each member entitled to vote at such meeting in accordance with the bylaws. The proposed amendment shall be adopted upon receiving at least seventy five percent (75%) of the votes of the members either present at such meeting or represented by proxy; or

If there are no members or if members are not entitled to vote on proposed amendments to the articles of incorporation, an amendment may be adopted at a meeting of the Board of Directors by a majority vote of the directors then in office.

C. Any number of amendments may be submitted and voted upon at any one meeting.

ARTICLE XIII.

BYLAWS

A. The Board of Directors shall adopt by a majority vote the original Bylaws of the Association which shall be subject to amendment in accordance with the procedures set forth in the Bylaws.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 7 day of September, 2006, for the purpose of forming this corporation not for profit under the laws of the State of Florida.


Robert H. Hahnemann

Sep. 7. 2006 11:03AM

No. 0334 P. 9

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STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing Articles of Incorporation was acknowledged before me this 7 day of Sept., 2006 by Robert H. Hahnenann, who is personally known to me and did take an oath.



Roberta J. Halyburton
Commission # DD490682
Expires January 25, 2010
Notary Public, State of Florida

Roberta J. Halyburton
Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

Sep. 7. 2006 11:03AM

No. 0334... P. 10..

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CERTIFICATE NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted:

That PALMETTO LANDING OWNERS ASSOCIATION, INC., a corporation duly organized and existing under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at St. Augustine, State of Florida, has named Robert H. Hahnemann, located at 509 Anastasia Blvd., St. Augustine, FL 32080, as its agent to accept service of process within this state.

Having been named to accept service of process for the above stated corporation, at the address designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Florida Statute relative to keeping open said office.


Robert H. Hahnemann

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