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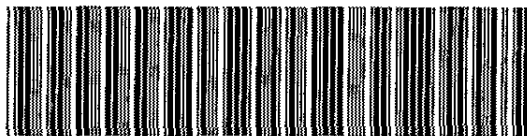
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D. Brown SEP 15 2006

THOMAS D. WRIGHT, P. A.
ATTORNEY AT LAW

340 North Causeway
New Smyrna Beach, Florida 32169

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September 13, 2006

Florida Division of Corporations
Bureau of Corporate Records
Post Office Box 6327
Tallahassee, Florida 32314

Re: Downing Oaks Homeowners Association, Inc.

Ladies & Gentlemen:

Please find enclosed Articles of Incorporation for the above corporation (in duplicate) for filing. My check payable to your division is enclosed in the sum of \$78.75 in payment of the filing fees. Please return a certified copy of the Articles to this office at the above mailing address.

Sincerely,



Thomas D. Wright

TDW/da
Enclosures

ARTICLES OF INCORPORATION

OF

DOWNING OAKS HOMEOWNERS ASSOCIATION, INC.

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The undersigned hereby files these Articles for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, privileges and immunities of a corporation for not for profit.

**ARTICLE I
NAME**

The name of this corporation shall be **DOWNING OAKS HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE II
DURATION**

Existence of this corporation shall commence with the filing of these Articles with the Secretary of State and shall exist perpetually unless sooner terminated in accordance with law.

**ARTICLE III
PURPOSE, AND DUTIES**

This corporation is organized for the purpose of providing an entity for the maintenance and operation of a homeowners association located in New Smyrna Beach, Volusia County, Florida, and known or to be known as DOWNING OAKS HOMEOWNERS ASSOCIATION, INC. The Corporation shall operate, maintain and manage the common property and shall assist in the enforcement of the restrictions and covenants contained in the DECLARATION OF RESTRICTIONS OF DOWNING OAKS SUBDIVISION.

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-127-103546-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV MEMBERS

The qualification of members and the manner of their admission shall be as regulated by the Bylaws and Declaration of Restrictions for DOWNING OAKS.

ARTICLE V PRINCIPAL PLACE OF BUSINESS INITIAL REGISTERED OFFICE AND AGENT

The principal place of business and general office of this corporation will be 4045 South Waterbridge Circle, Port Orange, Volusia County, Florida 32119, but it may maintain offices and transact business at such other places, either within or outside the State of Florida, as the Board of Directors may from time to time provide by resolution. The corporation mailing address is Post Office Box 10778, Daytona Beach, Volusia County, Florida 32115, The name of the initial registered agent of this corporation is SHANE K. RIGGLE, whose street address is 4045 South Waterbridge Circle, Port Orange, Volusia County, Florida.

ARTICLE VI INITIAL DIRECTORS

This corporation shall have three directors initially. The method of election of directors is stated in the Bylaws. The number of directors may be increased or diminished from time to time by the Bylaws but shall never be less than three. The names and addresses of the initial directors are:

<u>Name</u>	<u>Address</u>
SHANE K. RIGGLE	4045 South Waterbridge Circle, Port Orange, Florida 32119
WILLIAM K. RIGGLE	4045 South Waterbridge Circle, Port Orange, Florida 32119
KELLY RIGGLE	4045 South Waterbridge Circle, Port Orange, Florida 32119

ARTICLE VII INCORPORATOR

The name and address of the person signing these Articles is: SHANE K. RIGGLE,
4045 South Waterbridge Circle, Port Orange, Florida 32119.

ARTICLE VIII POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE IX INDEMNIFICATION

This corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE XI DISSOLUTION

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 in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, the undersigned subscriber and incorporator has executed these Articles of Incorporation on this 8 day of August, 2006.

Barbara Duellace
Witness

Shane K. Riggle
SHANE K. RIGGLE
Incorporator

Donna J. Austin
Witness

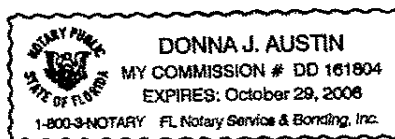
STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority duly authorized to take acknowledgments and administer oaths, personally appeared SHANE K. RIGGLE, to me personally known to be the person described above and he acknowledged before me that he executed the foregoing for the purposes therein expressed.

Witness my hand and official seal in the County and State last aforesaid this 8 day of August, 2006.

Donna J. Austin
Notary Public

My commission expires:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN
THIS STATE, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED**

Pursuant to Section 48.091, Florida Statutes, the following is submitted in compliance with said Statute:

That **DOWNING OAKS HOMEOWNERS ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal place of business, as indicated in the Articles of Incorporation, in the City of Edgewater, County of Volusia, State of Florida, has named SHANE K. RIGGLE, whose street address is 4045 South Waterbridge Circle, Port Orange, Volusia County, Florida, as its agent to accept service of process within this State.

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

DATED this 8~~th~~ day of August, 2006.

Accepted By: _____

SHANE K. RIGGLE
Resident Agent

Accepted By: _____

SHANE K. RIGGLE
Incorporator

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