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FLORIDA PROFIT/NON PROFIT CORPORATION

ADAGIO AT THE LAKE HOMEOWNERS ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
ADAGIO AT THE LAKE HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED, in accordance with the provisions of Chapter 617, *Florida Statutes*, hereby makes, subscribes and acknowledges these Articles of Incorporation for the purpose of forming a Florida not-for-profit corporation.

ARTICLE I
NAME AND ADDRESS

The name of the corporation is ADAGIO AT THE LAKE HOMEOWNERS ASSOCIATION, INC., and its mailing address and principal office address is c/o P&L Development, 224 Crystal Grove Boulevard, Lutz, Florida 33548.

ARTICLE II
DEFINITIONS

All undefined terms appearing in initial capital letters herein shall have the meaning ascribed to them in that certain Declaration of Dood Restrictions of Adagio at the Lake (the "Declaration"), as it may be amended from time to time.

ARTICLE III
PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit, direct or indirect to its members, and its primary purposes are:

A. To promote the health, safety and social welfare of the owners of all Units located within ADAGIO AT THE LAKE, a planned community within Hillsborough County, Florida (the "Community");

B. To maintain all portions of the Community and improvements thereon for which the obligation to maintain and repair has been delegated to the corporation by the Declaration, which is to be recorded in the public records of Hillsborough County, Florida;

C. To contract for the operation and maintenance of the Common Areas or the drainage facilities as defined in Article III of the Declaration (hereinafter, the "Surface Water Management System" and/or "Stormwater Management System") and to delegate any powers and duties of the Association in connection therewith, except such as specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association;

D. To operate and maintain the Surface Water Management System and Stormwater Management System, 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. Moreover, the Association shall operate,

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maintain, and manage the Surface Water Management System and Stormwater Management System in a manner consistent with the District's permit requirements and applicable District rules and regulations, and the terms and conditions of the Declaration (including enforcement provisions) which relate to the Surface Water Management System and Stormwater Management System. Additionally, the Association shall levy and collect adequate assessments against members for the cost of maintenance and operation of the Surface Water Management System and Stormwater Management System;

E. To exercise all rights and powers of a non-profit corporation permitted by Chapter 617, *Florida Statutes*, and all rights and powers set forth in Chapter 720, *Florida Statutes*; and

F. To exercise any other powers necessary and proper for the governance and operation of the Association, including those powers set forth in the Declaration.

**ARTICLE IV
TERM**

The term for which the corporation is to exist is perpetual unless the corporation is dissolved pursuant to any applicable provision of the *Florida Statutes*. Any dissolution of the corporation shall comply with the Declaration. In the event of dissolution, the control or right of access to any portion of the Property containing the Surface Water Management System or Stormwater Management System shall be conveyed or dedicated to an appropriate governmental unit or public utility. If the Surface Water Management System or Stormwater Management System is not accepted by such governmental unit or public utility, then they shall be conveyed to a non-profit corporation similar to the Association.

**ARTICLE V
SUBSCRIBER**

The name and address of the subscriber of these Articles are:

Stephen J. Szabo, III 100 North Tampa Street, Suite 2700
Tampa, Florida 33602

**ARTICLE VI
BOARD OF DIRECTORS**

The corporation shall be governed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons. The initial Board of Directors shall consist of three (3) persons whose names and addresses are:

Paul Haenlein c/o P&L Development
224 Crystal Grove Boulevard
Lutz, Florida 33548

Laura Haenlein c/o P&L Development
224 Crystal Grove Boulevard

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Rudy Schlatter
Lutz, Florida 33548
c/o P&L Development
224 Crystal Grove Boulevard
Lutz, Florida 33548

In the event of a vacancy on the Board of Directors, the vacancy shall be filled by a majority vote of the remaining Directors.

ARTICLE VII OFFICERS

The affairs of the corporation are to be managed by a President, a Secretary, a Treasurer and such other officers as the Bylaws of the corporation may provide for from time to time. All officers shall be elected by the Board at the first meeting of the Board of Directors following the annual meeting of the corporation and shall hold office until the next succeeding annual election of officers or until their successors are elected and qualify.

The names of the officers who are to serve until the first meeting of the Board following the annual meeting of the corporation is:

Paul Haenlein President, Secretary and Treasurer

In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board of Directors.

ARTICLE VIII VOTING

Each Owner of a Unit within the Community shall be entitled to one (1) vote for each Unit owned or as otherwise more fully set forth in the Declaration.

ARTICLE IX VOTING RIGHTS

Voting Rights. The Association shall have two (2) classes of membership, Class "A" and Class "B," as follows:

1. Class "A." Class "A" Members shall be all Owners with the exception of Declarant. Class "A" Members shall be entitled to one (1) equal vote for each Unit owned in the Community. When more than one (1) person holds an ownership interest in any Unit, all such persons shall be members of the vote for such Unit and such vote shall be exercised as those Owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended in the event that more than one (1) person seeks to exercise it.

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2. Class "B." The sole Class "B" Member shall be the Declarant. The rights of the Class "B" Member, including the right to approve or withhold approval of actions proposed under this Declaration and the Bylaws, are specified elsewhere in the Declaration and the Bylaws. The Class "B" Member may appoint a majority of the members of the Board during the Class "B" Control Period, as specified in Section 4.3 of the Bylaws. After termination of the Class "B" Control Period, the Class "B" Member shall have the right to disapprove actions of the Board and committees as specified in Section 4.18 of the Bylaws. Additionally, the Class "B" Member shall be entitled to ten (10) votes for each Unit owned.

The Class "B" Membership shall terminate upon the earlier of:

- (i) Two years after termination of the Class "B" Control Period pursuant to Section 4.3 of the Bylaws; or
- (ii) When, in its discretion, the Declarant so determines and declares in a recorded instrument.

ARTICLE X QUORUM

Thirty percent (30%) plus one of the voting interest of members entitled to vote must be present in person, or present by valid proxy, to constitute a quorum. A quorum shall be required at all meetings of the membership for the transaction of business, except as otherwise provided by statute or by the Declaration. If a quorum cannot be reached at any meeting of the membership, the meeting may be adjourned and reconvened without notice other than announcement at the meeting. At the reconvened meeting a quorum may be reached if one-third (1/3) of the voting interest of members entitled to vote are present in person or by valid proxy. Adjourned and reconvened meetings shall be at least three (3) days apart and, if a quorum is reached at the reconvened meeting, any business may be transacted which might have been transacted at the adjourned meeting.

ARTICLE XI COMPENSATION

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its members, Directors or officers. However, the corporation shall not be prohibited from reasonably compensating its members, Directors or officers for services rendered, nor shall the corporation be prohibited from making any payments or distributions to members of benefits, monies or properties permitted by Chapter 617, *Florida Statutes*.

ARTICLE XII POWERS

The corporation shall have all of the powers set forth and described in Chapter 617, *Florida Statutes*, as presently existing or as may be amended from time to time, together with those powers conferred by the Declaration, these Articles of Incorporation and the Bylaws of the corporation, including but not limited to assessing members for all expenses incurred in

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connection with maintaining and operating the Surface Water Management System and/or Stormwater Management System and the right to enforce that assessment pursuant to the imposition of liens.

Additionally, both before and after the Class "B" Control Period, the Association shall have the power to do the following:

- a. own and convey property;
- b. operate and maintain the Surface Water Management System and Stormwater Management System, 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 migration areas;
- c. establish rules and regulations;
- d. assess members and enforce assessments;
- e. sue and be sued;
- f. contract for services to provide for operation and maintenance of the Surface Water Management System and Stormwater Management System if the Association contemplates employing a maintenance company;
- g. require all lot owners, parcel owners or Unit owners to be members;
- h. exist in perpetuity; provided, however, that if the Association is dissolved, the control or right of access to any portion of the Property containing the Surface Water Management System or Stormwater Management System shall be conveyed or dedicated to an appropriate governmental unit or public utility. If the Surface Water Management System or Stormwater Management System is not accepted by such governmental unit or public utility, then they shall be conveyed to a non-profit corporation similar to the Association;
- i. take any other action necessary for the purposes for which the Association is organized.

ARTICLE XIII INDEMNIFICATION

The corporation shall indemnify all persons who may serve or who have served at any time as Director or officer, and their respective heirs, administrators, successors and assigns, against any and all expenses, including amounts paid upon judgments, counsel fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in or to which they or any of them are made a party, or which may be asserted against any of them, by reason of having been a Director or officer of the corporation, except in such cases where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties.

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Such indemnification shall be in addition to any rights to which such Director or officer may otherwise be entitled.

**ARTICLE XIV
TRANSACTIONS**

In the absence of fraud, no contract or other transaction between this corporation or any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or officer of this corporation is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any Director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors for the purpose of authorizing a contract or transaction with like force and effect as if he were not so interested, or were not a director, member or officer of such other firm, association, corporation or partnership.

**ARTICLE XV
BYLAWS**

The Bylaws of this corporation are to be made and adopted by a majority vote of the Directors and said Bylaws may not be altered, amended, rescinded or added to except as provided in the Bylaws.

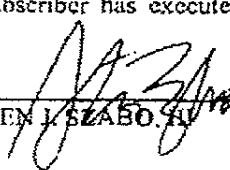
**ARTICLE XVI
AMENDMENTS**

These Articles of Incorporation may be amended, altered, rescinded or added to by appropriate resolution approved by a two-thirds (2/3) vote of the voting interest of the members present at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a two-thirds (2/3) vote of the Board of Directors at any duly convened meeting of the Board and accepted by a two-thirds (2/3) vote of the voting interest of the members present at any duly convened membership meeting. Any member of this corporation may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Notwithstanding the foregoing, until termination of the Class "B" Control Period, any changes to the Articles of Incorporation may be made by a majority vote of the Board of Directors.

**ARTICLE XVII
CONFLICTS**

To the extent that any provisions contained herein conflict with the Declaration, the provisions contained in the Declaration shall supersede such conflicting provisions contained herein.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 4th day of October, 2006.


STEPHEN J. SZABO, IV

To: Fl Dept Of State
Subject: 00067258429

From: Tracy Spear

Wednesday, October 04, 2006 12:03 PM Page: 8 of 8

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**DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

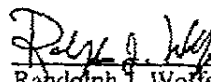
The initial registered agent of this corporation shall be F & L Corp. The initial registered office of this corporation shall be One Independent Drive, Suite 1300, Jacksonville, Florida 32202.

ACCEPTANCE

Having been named registered agent to accept service of process for the above-named corporation, I hereby agree to act in this capacity and further agree to comply with the provisions of Chapter 48.091, *Florida Statutes*.

F & L CORP.

By:



Randolph J. Woffe, Vice President

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