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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

The Oaks Owners Association, Inc.

Signature _____

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 5, 2006

RE-SUBMIT
PLEASE OBTAIN THE ORIGINAL
FILE DATE

CAPITAL CONNECTION, INC.
ATTN: SP

SUBJECT: THE OAKS OWNERS ASSOCIATION, IINC.
Ref. Number: W06000052499

We have received your document for THE OAKS OWNERS ASSOCIATION, IINC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

An effective date may be added to the Articles of Incorporation **if a 2007 date is needed**, otherwise the date of receipt will be the file date. **A separate article must be added to the Articles of Incorporation for the effective date.**

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6928.

Tim Burch
Document Specialist
New Filing Section

Letter Number: 306A00069619

RE-SUBMIT
PLEASE OBTAIN THE ORIGINAL
FILE DATE

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TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
OAKS OF WILDWOOD OWNERS ASSOCIATION, INC.
(A Corporation Not for Profit)

ARTICLE I

Name

The name of this corporation shall be OAKS OF WILDWOOD OWNERS ASSOCIATION, INC. The Principal Address is 2044 SE 110th St., Ocala, Florida 34480 and the mailing address is Post Office Box 4075, Belleview, Florida 34421.

ARTICLE II

Purpose

The purposes for which this corporation (hereinafter "Association") is organized are:

(a) To maintain, operate and manage the surface water and stormwater management system (hereinafter the "System") in the easement areas designated of the property in OAKS, a subdivision described in Exhibit "A", to be evidenced by plat thereof recorded in the public records of Sumter County, Florida which subdivision will be hereinafter referred to as "OAKS" or "OAKS OF WILDWOOD".

(b) To maintain, operate and manage the surface water and stormwater management system in OAKS the obligation of maintenance and repair of which has been delegated to the corporation under the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKS OF WILDWOOD, to be recorded in the public records of Sumter County, Florida, as the same may be amended from time to time, which document is hereinafter called the Declaration.

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TALLAHASSEE, FLORIDA

(c) To replace, improve, maintain, and repair the System necessary to fulfill the purposes herein specified or otherwise reasonably related to the health, safety and welfare of the members of the Association.

(d) To fix, levy, collect and enforce payment of all charges or assessments pursuant to the terms of the Declaration, as the same may be amended from time to time as therein provided, and to pay all expenses in connection with the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed concerning the System and the costs of maintenance, repair and operation of the System when deemed necessary by the Association or required by the governmental agency having jurisdiction thereof.

(e) To operate, maintain and manage the surface water management system in a manner consistent with the Southwest Florida Water Management District permit no. # 46031688.000 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.

(f) To operate without profit and for the sole exclusive benefit of its members in conformity with the purposes herein expressed.

ARTICLE III

Powers

The powers of the Association shall be as follows:

(a) The Association shall have all of the powers of a corporation not for profit organized under the provisions of Chapter 617, Florida Statutes, which are not in conflict

with the terms of the Declaration, as amended from time to time, or the terms of these Articles of Incorporation.

(b) The Association shall have all of the powers vested in or delegated to it by the Declaration.

(c) The Association shall have the power to make, establish and enforce reasonable rules and regulations governing the use of the System and the easement areas comprising the System.

(d) The Association shall have the power to make, levy and collect annual assessments, special assessments and specific assessments from the members of the Association in accordance with the provisions of the Declaration, as amended from time to time, and to use and expend the proceeds of such assessments and contributions only for the maintenance, repairs and replacement of the System and for no other purposes whatsoever other than governmental exactions and the cost of maintaining the legal status of the Association, including attorney fees and costs.

ARTICLE IV

Term

This corporation shall have perpetual existence. Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

ARTICLE V

Members and Meetings of the Members

(a) The members of the Association shall consist of all persons or entities who are record owners of a fee or undivided interest in any lot in OAKS OF WILDWOOD.

There shall be two classes of membership as follows:

Class A. Class A members shall be all Owners with the exception of the Developer. When more than one person holds an interest in any lot, all such persons shall be members but the vote for such lot shall be exercised as provided in Article VI.

Class B. Class B members shall be the Developer, as defined in the Declaration. The Class B membership shall cease and be converted to Class A membership no more than three (3) months following the date the ninety percent (90%) of the Lots in OAKS OF WILDWOOD have been conveyed to Class A members (excluding any Class A members who are builders, contractors, or others who acquired and hold a Lot for the purposes of constructing improvements thereon for resale), or at such earlier time as the Class B Member determines.

(b) There shall be an Annual Meeting of the members each year at a date and place determined in the manner provided in the By-Laws. Special meetings of the members may be called by the President, the Board of Directors or by demand of members holding no less than forty percent (40%) of the votes entitled to be cast at such meeting.

ARTICLE VI

Voting

(a) Each Class A member shall have one (1) vote for each lot owned by such member. When more than one (1) person holds an interest in a lot, all such persons shall be members but the vote for such lot shall be exercised by one of their number as determined by them and designated in the manner provided in the By-Laws. In no event shall more than one (1) vote be cast with respect to any lot.

(b) The Class B member shall have two (2) votes for each lot in OAKS OF WILDWOOD, irrespective of whether owned by Declarant, plus one (1) additional vote, until such time as the Class A memberships equal the total votes outstanding in the Class B membership, subject to the provision of Article V (a).

(c) If, at the date of any meeting of the membership, payment to the Association of any annual or special assessment for a lot is delinquent, no vote may be cast for the lot subject to such delinquent assessment.

ARTICLE VII

Directors

The affairs of the Association shall be managed under the authority of a Board of Directors who need not be members of the Association. The initial Board of Directors of the Association shall consist of one (1) member, whose name and address is as follows:

Name

James J. Nash

Address

2044 S.E. 110th
Ocala, Florida 34480

The number of Directors may be increased or diminished from time to time, but shall never be less than one (1). The members of the Board of Directors shall be elected at each annual meeting of the members as provided in the By-Laws and shall serve until the election and qualification of a successor or until removed from office in the manner provided in the By-Laws.

ARTICLE VIII

Officers

The Affairs of the Association, subject to the direction of the Board of Directors, shall be managed by a President, a Secretary-Treasurer and such other officers as may from time to time be provided by the By-Laws. The officers of the Association shall be elected by the Board of Directors at a meeting following the Annual meeting of the members. The initial officer shall be:

PRESIDENT	James J. Nash
SECRETARY & TREASURER	None

ARTICLE IX

By-Laws

The power to adopt, alter, amend, or repeal By-Laws shall be vested in the Board of Directors, provided, however, that any amendment adopted by the Board to any By-Law respecting the right of the members to request a special meeting of the membership or respecting the determination and levy of Annual or Special Assessments, shall become effective only upon ratification by the affirmative vote of a majority of the votes entitled to be cast by the members.

ARTICLE X

Amendments

These Articles of Incorporation may be amended in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment or amendments and directing that such amendment or amendments be submitted to a vote at a meeting of the members, which may be either the annual or a special meeting of the members.

(b) Written notice setting forth the proposed amendment of amendments, or a summary of the changes to be effected thereby, shall be given to each member entitled to vote thereon not less than ten (10) no more than sixty (60) days before the date of the meeting at which such amendment or amendments is to be considered by the members. Such notice shall be given either personally by delivery or by first class mail, and, if mailed, such notice shall be deemed to have been delivered when deposited in the United States Mail with postage thereon prepaid addressed to the Member at his/her address as it appears on the membership roll of the Association.

Notwithstanding the foregoing provisions for amendment to these Articles of Incorporation, no amendment to these Articles which shall abridge, amend or alter any rights, benefits or obligations provided in the Declaration, as amended from time to time, shall become effective without the prior written consent of all persons or entities enjoying the right or rights or the benefit of the obligations to be so abridged, amended or altered.

ARTICLE XI

Indemnification of Officers and Directors

(a) The Association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(1) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise upon which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of *nolo contendere* or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he/she had reasonable grounds for belief that such action was unlawful.

(2) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by

reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Such indemnification shall extend, however, only to costs, expenses, judgments and other amounts for which insurance proceeds on policies obtained for such purpose are available.

(b) The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he/she reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he/she had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who are not parties to such action, suit or proceeding.

(c) The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XII

Transaction in which Directors or Officers are Interested

(a) No contract or transaction between the Association and one or more of its Directors or officers, or between the Association or any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purposes. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

(b) Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE XIII

Dissolution of the Association

(a) Upon dissolution of the Association, any of its assets remaining after provision for creditors and payment of all cost and expenses of such dissolution shall be distributed in the following manner:

(1) Dedication to an appropriate municipal or other governmental authority of such property determined by the Board of Directors of the Association to be appropriate for such dedication and which the authority is willing to accept responsibility. The responsibility for the operation and maintenance of the surface water and stormwater management system must be transferred to and accepted by an entity which complies with the requirements of and is approved by, the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

(2) The remaining assets shall be distributed to the members of the Association as tenants-in-common, with each member receiving an undivided fractional interest equivalent to the number of votes to which such member was entitled immediately prior to the dissolution divided by the total votes then outstanding, such interest being subject, however, to the easements, licenses and rights of any other member in and to any property so distributed as provided in the Declaration.

(b) Subject to the condition precedent in Paragraph (a)(1), above, the Association may be dissolved upon a resolution to that effect being adopted by affirmative vote of two-thirds (2/3) of the members of the Board of Directors and approved by affirmative vote of two-thirds (2/3) of the members.

ARTICLE XIV

Principal Office and Resident Agent

The address of the initial registered office of the Corporation shall be 110 Cleveland Avenue, Wildwood, Florida 34785. The initial registered agent of the corporation at such address shall be Lawrence J. Marchbanks.

ARTICLE XV

Subscribers

The name and street address of the Subscriber to these Articles of Incorporation is
James J. Nash, 2044 S.E. 110th, Ocala, Florida 34480.


IN WITNESS WHEREOF the Subscriber has affixed his signature this 17th
day of NOVEMBER, 2006.



James J. Nash

**STATE OF FLORIDA
COUNTY OF SUMTER**

BEFORE ME, a Notary Public authorized to take acknowledgements in the state
and county set forth above, personally appeared JAMES J. NASH, who is personally
known to me and has executed the foregoing Articles of Incorporation, and he
acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official
seal, in the state and county aforesaid, this 17th day of
NOVEMBER, 2006

NOTARY PUBLIC-STATE OF FLORIDA
 Rhonda Lee Bessett
Commission # DD463033
Expires: AUG. 17, 2009
Bonded Thru Atlantic Bonding Co., Inc.


Notary Public State of Florida

(Seal)

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent of OAKS OF WILDWOOD OWNERS ASSOCIATION, INC. and agrees to comply with the provisions of the laws of Florida, including Section 48.091, Florida Statutes, providing for the keeping open of the registered office for service of process.

The undersigned is familiar with, and accepts, the obligation of the position of registered agent.

Dated NOVEMBER 17, 2006.



Lawrence J. Marchbanks, Registered Agent
Lawrence J. Marchbanks, P.A.
110 Cleveland Avenue
Wildwood, Florida 34785

EXHIBIT "A"

Parcel Number G05=85 described as follows:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SEC 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE N.0°02'10"E. ALONG THE EAST LINE OF SAID NORTHEAST ¼ OF SOUTHWEST ¼, 264.0 FEET; THENCE N.89°58'25"W. ALONG SOUTH LINE OF NORTHEAST ¼ OF SOUTHWEST ¼, 755.01 FEET; THENCE S.0°02'10"E. 264.0 FEET; THENCE S.89°58'25"E. ALONG SOUTH LINE OF NORTHEAST ¼ OF SOUTHWEST ¼, 755.0 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR BARWICK STREET.

SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.