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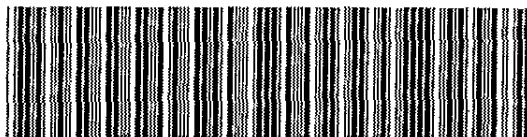
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRS  
3/8



A. JEFFREY TOMASSETTI, PLC

*Attorney at Law*

A. Jeffrey Tomassetti, Esq.  
Valerie C. Faltemier, Esq.

March 5, 2007

Florida Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

RE: Northbrook of Nassau Homeowners Association, Inc.  
Articles of Incorporation

Dear Sir or Madam:

Enclosed please find the original Articles of Incorporation for Northbrook of Nassau Homeowners Association, Inc. for recording along with a check in the amount of \$78.75.

If you have any questions please call me at (904) 261-1833.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Jeffrey Tomassetti", with a stylized flourish at the end.

A. Jeffrey Tomassetti

AJT:gc  
Encs.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
NORTHBROOK OF NASSAU HOMEOWNERS ASSOCIATION, INC.  
(A Corporation Not For Profit)

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The undersigned being desirous of forming a corporation not for profit under the provisions of 720 and 617 of the Florida Statutes, and in accordance with all pertinent laws of the State of Florida, do hereby subscribe and adopt the following Articles of Incorporation for such corporation:

ARTICLE I

Name

The name of this corporation is: Northbrook of Nassau Homeowners Association, Inc. The initial principal address of the corporation is 86002 Christian Way, Yulee, Florida 32097.

ARTICLE II

Purpose

The general purpose of the business or businesses to be transacted by this corporation, together with and in addition to the authority and powers conferred by the laws of the State of Florida is to operate a homeowners association which will manage the common areas of Northbrook Subdivision and will, in addition to its other duties, 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 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained therein.

### ARTICLE III

#### Duration

The period of duration of this corporation is perpetual, unless dissolved according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation with the Secretary of State of Florida.

### ARTICLE IV

#### Powers

This corporation shall have all powers provided for Corporations Not For Profit by Chapter 720 of the Florida Statutes or corresponding provisions of any subsequent statute, and all the powers of any other statute or law which do not in any way adversely affect the corporation's status as a corporation not for profit under Chapter 720 of the Florida Statutes.

### ARTICLE V

#### Registered Office and Registered Agent

The street address and city of the initial registered office of the corporation is 406 Ash Street, Fernandina Beach, Florida 32034, and the name of its initial registered agent at such address is A. Jeffrey Tomassetti.

## ARTICLE VI

### Directors

This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time as provided in the Bylaws but shall never be less than three (3). The directors shall be elected as provided in the Bylaws. The initial Directors are:

Eddie Claxton	1029 Barnwell Road, Fernandina Beach, FL 32034
Kevin Crump	75150 Harvester St., Yulee FL 32097
Chris Spence	4446 Titleist Drive, Fernandina Beach, FL 32034

## ARTICLE VII

### Non Stock Basis

This corporation is organized upon a non-stock basis.

## ARTICLE VIII

### Incorporator

The names and addresses of the incorporator of these Articles of Incorporation are:

Daniel McCranie, Jr., 86002 Christian Way, Yulee FL 32097

## ARTICLE IX

### Officers

There shall be a President, a Vice President, a Secretary, and a Treasurer, who will manage the affairs of the corporation, as well as such other officers as may

be prescribed from time to time in the Bylaws. The officers shall be elected at the annual meeting of the corporation and shall serve until their successors are elected and qualified. The officers shall serve such terms and perform such duties as may be prescribed from time to time in the Bylaws.

## ARTICLE X

### By-Laws

The Board of Directors of this corporation shall adopt Bylaws not inconsistent with these Articles of Incorporation for the conduct of the corporation's business and the carrying out of its purposes.

## ARTICLE XI

### Stormwater Assessments

The corporation shall levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the surface water or stormwater management system. The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

## ARTICLE XII

### Termination

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 by the St.

Johns River Water Management District prior to such termination, dissolution or liquidation.

### ARTICLE XIII

#### Amendments to Articles of Incorporation

These Articles of Incorporation may be amended from time to time as provided by the laws of Florida applicable to corporations not for profit. In the event there shall be no specific provision, or adequate provisions, for such amendment under Florida law at the time of such intended amendment, then the manner of amendment shall be that manner of amendment provided under Florida Statutes 720, to the extent this Statute does not conflict with applicable law then in effect.

IN WITNESS WHEREOF, the undersigned subscribing incorporators have executed these Articles of Incorporation this 27<sup>th</sup> day of February, 2007.

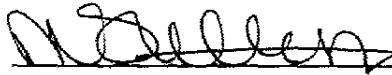
  
\_\_\_\_\_  
Incorporator

STATE OF FLORIDA }  
COUNTY OF NASSAU }

BEFORE ME, the undersigned authority, personally appeared the person named above, known to me and known by me to be the persons who executed the foregoing Articles of Incorporation and they severally acknowledged to and before me that they executed those Articles of Incorporation for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fernandina Beach, Nassau County, Florida, this 27<sup>th</sup> day of February 2007.



  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: June 25, 2008

**FILED**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ACCEPTANCE OF REGISTERED AGENT**  
**DESIGNATED IN THE ARTICLES OF INCORPORATION**

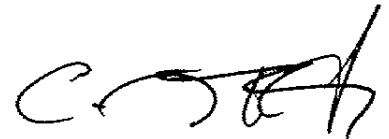
A. Jeffrey Tomassetti an individual residing in this state having a business office at 406 Ash Street, Fernandina Beach, Florida 32034, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation of

Northbrook of Nassau Homeowners Association, Inc.

is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

Dated: 3/5, 2007

By: \_\_\_\_\_



A. Jeffrey Tomassetti