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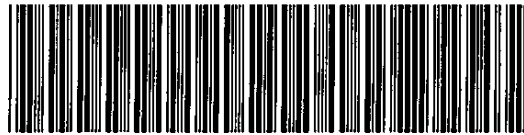
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

B. McKnight MAR 16 2007

Lake Lands Development, LLC
3956 town Center Blvd., PMB 120
Orlando, Fl 32837

March 14, 2007

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

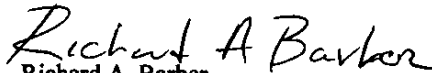
SUBJECT: THE LAKE LANDS BIG OAKS TOWNHOMES ASSOCIATION, INC.

Enclosed is an original and one (1) copy of the Articles of Incorporation, which we ask you accept for filing. Please return a certified copy along with a certificate to the undersigned.

I am enclosing a check in the amount of \$87.50 to cover the filing fee, a certified copy and a Certificate.

From; Richard A. Barber.
3956 Town Center Blvd., PMB 120
Orlando, Fl 32837

Very Truly Yours,


Richard A. Barber

**ARTICLES OF INCORPORATION OF
THE LAKE LANDS BIG OAKS TOWNHOMES
ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, being a natural person competent to contract, hereby declares these Articles of Incorporation are being executed for the purpose of forming a corporation not for profit under and by virtue of the laws of the State of Florida, and specifically under and by virtue of the provisions of Chapter 617, Florida Statutes.

ARTICLE I

The name of the corporation shall be **THE LAKE LANDS BIG OAKS TOWNHOMES ASSOCIATION, INC.**

ARTICLE II

The principal place of business and the mailing address of this corporation shall be 3956 Town Center Blvd., PMB 120, Orlando, Florida 32837.

ARTICLE III

This corporation shall have all the powers conferred upon general corporations not for profit pursuant to the laws of the State of Florida and, without limiting the generality of the foregoing, this corporation is formed to provide for the maintenance, preservation and architectural control of the lots and common areas in that certain property known as the Big Oaks Subdivision and to promote the health, safety and welfare of the property owners within the aforesaid property and for the forgoing purposes shall have the power to:

- (1) Exercise all of the powers and privileges, and perform all the duties and obligations delegated in any *Declaration of Covenants and Restrictions, Big Oaks Townhomes* (sometimes referred to as the "Declaration") that may be hereafter recorded in the Public Records of Polk County, Florida, wherein this corporation may be designated as the Association, and as the same may be amended from time to time, said Declaration being incorporated herein as fully, and to the same extent, as if written herein.
- (2) Operate, maintain and manage the Surface Water Management System constituting a part of Big Oaks Subdivision in a manner consistent with the rules and requirements of the Southwest Florida Management District and levy and collect adequate assessments for the cost of maintenance and operation of said Surface Water Management System as more fully set forth in said Declaration..
- (3) Fix, levy, collect and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the Declaration and pay all expenses in connection therewith, including office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation.
- (4) Acquire (by gift, purchase or otherwise), own hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use or otherwise dispose of real or personal property in connection with the affairs of the corporation.
- (5) Borrow money, and with the assent of two thirds (2/3) of all the votes entitled to be cast at any meeting of the members specifically called and held for such purpose, to mortgage, pledge or

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hypothecate any or all real property of the corporation as security for money borrowed or debts incurred.

- (6) Participate in mergers and consolidations with other corporations not for profit organized for the same purposes, provided that any such merger or consolidation shall have the assent of two thirds (2/3) of all the votes entitled to be cast at any meeting of the members specifically called and held for such purpose.

ARTICLE IV

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or parcel which is subject to the Declaration shall be a member of this corporation as provided in the Bylaws and the Declaration. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to, and may not be separated from, ownership of any lot or parcel that is subject to the Declaration. The manner and classes of voting membership are provided for in the Declaration.

ARTICLE V

The business of the corporation shall be managed, and its corporate powers exercised, by a Board of Directors (herein the "Board") consisting of three (3) or more Directors, the precise number to be determined from time to time in the manner provided in the Bylaws of the corporation. The members of the Board shall be elected in the manner provided for in said Bylaws and the Declaration..

ARTICLE VI

The initial Directors with their names and address are as follows:

Richard A. Barber
3956 Town Center Blvd,
PMB 120
Orlando, FL 32837

Greg Compton
4965 U.S. Highway 42
Suite 2800
Louisville, Ky 40222

Brenda K. Wood
1751 Lake Baldwin Lane
Orlando, FL 32814

The initial Directors shall hold office during the first year of the corporation's existence, or until their successors are elected and qualified.

ARTICLE VII

The name and street address of the initial registered agent initial is Richard A. Barber, 3956 Town Center Blvd., Orlando, FL 32837.

ARTICLE VIII

This corporation may be dissolved with the assent given in writing and signed by not less than two thirds (2/3) of the votes entitled to be cast at any meeting of the members specifically called for and held for such purpose. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the corporation was created. In the event acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any corporation not for profit, association, trust or other organization to be devoted to such similar purposes. Furthermore, upon such dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the Surface Water Management System must be transferred to, and be accepted by, an entity approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

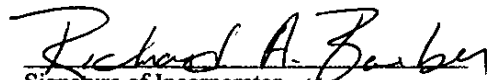
ARTICLE IX

The amendment of these Articles shall require an affirmative vote of seventy-five (75%) of all the votes entitled to be cast at any meeting of the members specifically called for and held for such purpose.

ARTICLE X

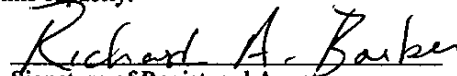
The name and address of the Incorporator is Richard A. Barber, 3956 Town Center Blvd., PMB 120, Orlando, Fl 32837

IN WITNESS WHEREOF, the undersigned Subscriber to these Articles of Incorporation has hereunto set his hand this ____ day of March, 2007.


Signature of Incorporator
Richard A. Barber
3956 Town Center Blvd., PMB 120
Orlando, Fl 32837

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been designated as Registered Agent of **THE LAKE LANDS BIG OAKS TOWNHOMES ASSOCIATION, INC.** to accept service of process for said corporation, is familiar with and does hereby accept such appointment and agrees to act in this capacity.


Signature of Registered Agent
Richard A. Barber
3956 Town Center Blvd., PMB 120
Orlando, Fl 32837

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