

Homosassa Tradewinds Homeowners'
Association, Inc.
Jan-Ernst Sandifort - Incorporator
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

March 13, 2007

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

**Subject – Incorporation of: Homosassa Tradewinds Homeowners' Association,
Inc.**

To Whom It May Concern:

Enclosed is a check in the amount of \$78.75 for the Filing Fee and Certificate of Status
for the incorporation of the Homosassa Tradewinds Homeowners' Association, Inc.

From: Jan-Ernst Sandifort - Incorporator
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Telephone # 352-201-2188

Attached is a copy of the Articles of Incorporation.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
HOMOSASSA TRADEWINDS
HOMEOWNERS' ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1
NAME AND DEFINITIONS

The name of the corporation shall be HOMOSASSA TRADEWINDS HOMEOWNERS' ASSOCIATION, INC. For convenience the corporation shall be referred to in this instrument as "the Association," these Articles of Incorporation as "Articles", and the Bylaws of the Association as "Bylaws."

ARTICLE 2
PRINCIPLE PLACE OF BUSINESS

The principle place of business for the HOMOSASSA TRADEWINDS HOMEOWNERS' ASSOCIATION, INC. shall be at 10265 Fishbowl Drive, Homosassa, Florida 34448.

ARTICLE 3
PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 720, Florida Statutes, (2003) for the operation Tradewinds Homosassa Resort Community, on real property situated in Citrus County, Florida (the County), to be more particularly described in the Declaration of Easements and Covenants. When completed, Tradewinds Homosassa Resort Community will consist of fifty-six (56) Units, all of the Common Elements of which will ultimately be administered as a homeowners' association by this Association. The Corporation shall have, among other powers and duties the following:

- (a). To make and collect assessments against members as Unit Owners to defray the costs, expenses and losses of the Association, including late charges and interest, not to exceed the maximum rates allowed by law.
- (b). To use the proceeds of assessments and charges in the exercise of its powers and duties.
- (c). To buy or lease both real and personal property for use by the Association, and to pledge, mortgage, encumber and to sell or otherwise dispose of any property so acquired.

- (d). To maintain, repair, replace and operate the Association Property and property acquired or leased by the Association for use by Unit Owners.
- (e). To purchase insurance upon the Association Property and insurance for the protection of the Association and its members as Unit Owners.
- (f). To reconstruct and repair improvements after casualty and to construct additional improvements of the Association Property.
- (g). To make and amend reasonable Rules and Regulations respecting the use and appearance of the Association Property, including the Limited Common Elements, Common Elements and other property owned by the Association.
- (h). To enforce by legal means the provisions of the Act (Chapter 720, Florida Statutes), the Declarations of Easements and Covenants, these Articles, the Bylaws of the Association and the Rules and Regulations for the use of the Association Property.
- (i). To operate and manage the Association within the purpose and intent of the Declaration, and the Act and to contract for the management of the Association. The Association shall, however, retain at all times the powers and duties granted it by the Act and the Association shall not delegate any powers or duties reserved to the Association by the Act.
- (j). To contract for the management or operation of portions of the Common Elements and Association Property susceptible to separate management or operation, and to grant leases of those portions for this purpose, subject to the provisions of the Act.
- (k). To employ personnel to perform the services required for proper operation of the Association.
- (l). To borrow money for appropriate purposes.
- (m). To 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.
- (n). The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the Southwest Florida Water Management District permit number 44025411.000 requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the surface water or stormwater management system.

ARTICLE 4
DIRECTORS

4.1. Number and qualification. The affairs of the Association shall be managed by a board consisting of the number of directors determined by the Bylaws, but not less than three (3) directors, except that following turnover by the Developer, in the absence of a determination, the board shall consist of five (5) directors. Directors need not be members of the Association.

4.2. Duties and powers. All of the duties and powers of the Association existing under the Act, Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when that is specifically required by law or by the Declaration, the Articles or the Bylaws.

4.3. Election; removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the Bylaws.

4.4. Term of first directors. The first Board of Directors of the Association shall serve and be administered in accordance with the following guidelines and procedures:

When Unit Owners other than the Developer own 15 percent or more of the Units, the Unit Owners other than the Developer shall be entitled to elect no less than one-third of the members of the Board of Directors of the Association. Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the Association:

- (a). Three years after 50 percent of the Units have been conveyed to Unit Owners;
- (b). Three months after 90 percent of the Units have been conveyed to Unit Owners;
or
- (c). Seven years after recordation of the Declaration of Easements and Covenants. Notwithstanding the foregoing, Developer is entitled to elect at least one member of the board of directors as long as Developer holds for sale in the ordinary course of business at least five (5%) percent of the Units. Notwithstanding any provision herein to the contrary, Developer may at any time relinquish its right to appoint directors and cause its representatives to resign as directors. Following the time the Developer relinquishes control of the association, the Developer may exercise the right to vote any Developer-owned Units or footprints for Units in the same manner as any other Unit Owner except for purposes of reacquiring control of the Association or selecting the majority members

of the Board of Directors.

4.5. First Directors. The name and addresses of the members of the first board of directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Jan-Ernst Sandifort
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Franciscus Belderbos
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Joseph Maria Balk
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

ARTICLE 5 OFFICERS

The officers of the Association, their qualifications and duties shall be as described in the Bylaws. The names and addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President Jan-Ernst Sandifort
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Vice-President: Franciscus Belderbos
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Secretary: Joseph Maria Balk
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

Treasurer Jan-Ernst Sandifort
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

ARTICLE 6
DESIGNATION OF
REGISTERED AGENT REGISTERED OFFICE

The HOMOSASSA TRADEWINDS HOMEOWNERS' ASSOCIATION, INC., designates as its registered agent and office as:

Jan-Ernst Sandifort
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

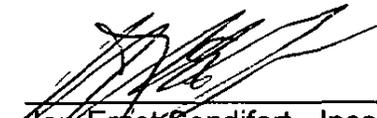
ARTICLE 7
INCORPORATOR

The HOMOSASSA TRADEWINDS HOMEOWNERS' ASSOCIATION, INC., is being incorporated by:

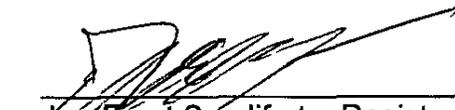
Jan-Ernst Sandifort - Incorporator
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

ARTICLE 7
EFFECTIVE DATE

The effective date of the incorporation shall be the date of receipt of these Articles of Incorporation.



Jan-Ernst Sandifort - Incorporator
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453



Jan-Ernst Sandifort - Registered Agent
4450 E. Windmill Drive, Apt 107
Inverness, Florida 34453

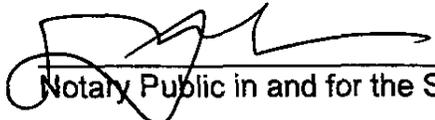
State of Florida)
County of Citrus)

FILED
07 MAR 19 PM 1:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I certify that on this date before me, an officer duly authorized in the state and county

named above to take acknowledgments, personally appeared Jan-Ernst Sandifort, known to me to be the person described herein or having produced a Florida driver's license as identification that he is the person described herein and who executed the foregoing instrument, and he acknowledged before me that he executed the same.

Executed and sealed by me at Inverness, Florida on this 13 day of March, 2007.


Notary Public in and for the State of Florida

J.W. MORTON
(Printed)

My commission expires:

[Seal]

