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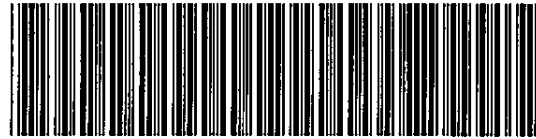
(Business Entity Name)

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07 APR -4 PM 2:50  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

D. WHITE APR -5 2007

## COVER LETTER

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

SUBJECT: PARK PLACE HOMEOWNERS ASSOCIATION  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)  
OF PLANT CITY, INC

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: KIM BECK-ANDERSEN  
Name (Printed or typed)

2106 COUNTRY CLUB COURT  
Address

PLANT CITY, FL 33566  
City, State & Zip

813-404-6776  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

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APR -4 PM 2: 50

**Articles of Incorporation**  
**Park Place Homeowners Association of Plant City, Inc.**

The undersigned Incorporator, a resident of the State of Florida, and of full age, hereby makes, subscribes, acknowledges and files with the Department of State of the State of Florida, these Articles of Incorporation for the purpose of forming a corporation, not for profit, under the laws of the State of Florida.

**ARTICLE I**  
**Name**

The name of this corporation is Park Place Homeowners Association of Plant City, Inc., a Florida not for profit, hereinafter referred to as "Association" in these articles.

**ARTICLE II**  
**Principal Office**

This Association's principal office is 2106 Country Club Ct., Plant City, Florida 33566. The Association's registered office may be changed from time to time by the Board of Directors.

**ARTICLE III**  
**Purpose**

The Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas, specifically the surface water management system, the ingress and egress easements and other residential lots within that certain tract of property hereinafter called the Property, in Hillsborough County, Florida, more particularly described as Park Place, as recorded in the public records of Hillsborough County, Florida.

**ARTICLE IV**

**Board of Directors – Manner of Election**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) directors. The number of Directors from time to time may be changed by amendment to this Association's Bylaws. The initial Directors named below shall serve until this Association's first annual meeting, all vacancies occurring on the Board of Directors, if any, shall be filled by a majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors shall be elected by a secret ballot. At the first annual meeting the members shall elect a total of three Directors; one Director for a term of one (1) year, one Director for a term of two (2) years, and one Director for a term of three (3) years.

At each annual meeting thereafter the members shall elect one Director for a term of three (3) years. Each member may cast as many votes such member has for each vacancy; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The name and address of the persons who will serve as directors until a successor has been fully elected, unless he sooner dies, resigns, or is removed is:

Kim Blok-Andersen	James Spivey, Jr.	James Spivey
2106 Country Club Ct.	522 Magnolia Ave.	522 Magnolia Ave.
Plant City, Florida 33566	Auburndale, FL 33823	Auburndale, FL 33823

Section 3. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration), and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot

Class B. The Class B member shall be the Declarant, and shall be entitled to five (5) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the class A membership equals the totals votes outstanding in the Class B membership; or
- (b) on the anniversary date three years from the date when the first lot is conveyed to an individual purchaser.

## **ARTICLE V**

### **Powers**

Without limitation this Association is empowered to:

- (a) Declaration. Exercise all rights, powers and privileges and perform all duties of this Association set forth in that certain Declaration of Covenants, Conditions and restrictions, hereinafter called the Declaration, applicable to the property and recorded in the Public Records of Hillsborough County, Florida, and as the same may be amended from time to time as herein provided, said Declaration being incorporation herein as if set forth in full;

- (b) Property. In any lawful manner acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever including but not limited to: real, personal, mixed, tangible or intangible, in connection with this Associations affairs.
- (c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration: and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.
- (d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.
- (e) Borrowing. Borrow money and, with the approval of seventy-five (75%) percent of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.
- (f) Dedications. With the approval of seventy-five (75%) percent of the members, dedicate, sell, or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five (75%) percent of the members determine.
- (g) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the lots, common areas, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.
- (h) General. Have and exercise all common law rights, powers and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonable to be implied from the existence of any right, power, or privilege so granted. The Association may enter into litigation, mediation, or arbitration to enforce their rights as stated herein or to defend themselves against any claims made against the association.
- (i) Enforcement. To enforce by legal means the obligations of the members of the corporation, the provisions of the Declaration, and the provision of the dedication or the conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

- (j) Common Property. The Association shall operate and maintain common property, specifically the water management system as permitted by Southwest Florida Water Management District, including all ponds, retention areas, water management areas, swales, ditches, culverts, structures, and related appurtenances; and the ingress and egress easements.

## **ARTICLE VI**

### **Initial Registered Agent**

This Association's registered Agent is Kim Blok-Andersen. His address is:

Kim Blok-Andersen  
2106 Country Club Ct.  
Plant City, Florida 33566

The Association's registered agent may be changed from time to time, by the Board of Directors, as provided by law.

## **ARTICLE VII**

### **Incorporator**

The name and address of the incorporator is:

Kim Blok-Andersen  
2106 Country Club Ct.  
Plant City, Florida 33566

## **ARTICLE VIII**

### **Dissolution**

This Association may be dissolved in the manner from time to time as provided by the laws of the State of Florida and with the assent given in writing and signed by not less than three-quarters (3/4) of each Class of members. Upon dissolution of this Association in any manner other than incident to a merger of consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to these for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any non profit corporation, association, trust, or other organization to be devoted to similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

**ARTICLE IX**  
**Duration**

This Association exists in perpetuity so long as the properties are used in whole or in part as a residential community.

**ARTICLE X**  
**Bylaws**

This Association's Bylaws will initially be adopted by the Board of Directors. Thereafter the Bylaws may be altered, amended, or rescinded with the approval of seventy-five (75%) per cent of each class of members, except as those provisions for Amendment to the Bylaws which are provided in the Declaration or any supplemental Declaration in which case those provisions shall control such Amendments.

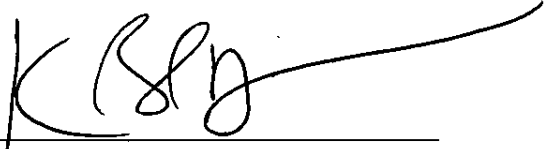
**ARTICLE XI**  
**Amendments**

Amendments to these Articles may be proposed and adopted in such manner from time to time by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five (75%) per cent of each class of members, except as to those provisions for Amendment to the Bylaw which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

**ARTICLE XII**  
**Interpretation**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provision to be consistent with the provisions of the Declaration and to be interpreted, construed, and implied with those of the Declaration and to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purposes of forming the Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 3rd day of April, 2007

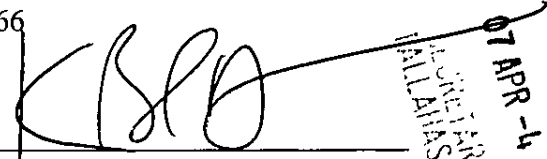
  
Incorporator

**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered Agent/Office, in the State of Florida:

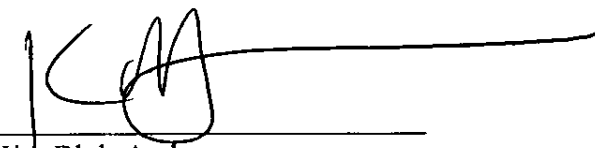
1. The name of the corporation is Park Place Homeowners Association of Plant City, Inc.
2. The name and address of the Registered Agent and Office is:

Kim Blok-Andersen  
2106 Country Club Ct.  
Plant City, Florida 33566

  
Incorporator  
Date: April 3, 2007

FILED  
07 APR -4 PM 2:50  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered Agent and agree to it in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligation of my position as Registered Agent.

  
Kim Blok-Andersen  
Date: April 3, 2007