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FLORIDA PROFIT/NON PROFIT CORPORATION

Windover McNair Stormwater Management Property

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**ARTICLES OF INCORPORATION**  
In Compliance with Chapter 617, F.S., (Not for Profit)

**Article I      Name Of Corporation**

**WINDOVER MCNAIR STORMWATER MANAGEMENT PROPERTY ASSOCIATION,  
INC.**

**Article II      Principal Office Of Corporation**

c/o Home Depot U.S.A., Inc.  
2455 Paces Ferry Road, C-20  
Atlanta, Georgia 30339

**Article III      Purpose And Powers Of Corporation**

The purpose and powers of the Corporation are:

1. To operate, maintain and manage the surface water or stormwater management system (and contract for services to perform such functions) in a manner consistent with the St. Johns River Water Management District Permit No. 4-009-102987 requirements and applicable District rules.
2. To assist in the enforcement of the Declaration of Covenants and Restrictions which relates to the surface water or stormwater management system.
3. To require owners of portions of property subject to the Declaration of Covenants and Restrictions to be members and to levy and collect adequate assessments against such members for the costs of maintenance, repair, operation and replacement of the surface water or stormwater management system.
4. To own and convey property and sue or be sued.
5. To take any other action necessary for the purposes for which the Corporation was organized.

**Article IV      Manner Of Election Of Directors**

The Directors of the Corporation shall be elected by vote of the owners of the majority of the acreage of the property that is subject to the Declaration of Covenants and Restrictions.

**Article V      Initial Directors**

The Corporation shall initially have three (3) Directors/Officers, whose names, titles and addresses are as follows:

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Name:	Title:	Address:
Thomas K. Anderson	Director/President	c/o Home Depot U.S.A., Inc. 2455 Paces Ferry Road, C-20 Atlanta, Georgia 30339
Elizabeth Campbell	Director/Secretary	c/o Home Depot U.S.A., Inc. 2455 Paces Ferry Road, C-20 Atlanta, Georgia 30339
Steve L. Mills	Director/Vice President	c/o Home Depot U.S.A., Inc. 2455 Paces Ferry Road, C-20 Atlanta, Georgia 30339

**Article VI Initial Registered Agent**

The initial registered agent of the Corporation shall be Corporation Service Company, and the registered office shall be 1201 Hays Street, Tallahassee, FL 32301.

**Article VII Incorporator**

The sole incorporator of the Corporation is as follows:

Chris A. Schwab, Esq.  
6400 Powers Ferry Rd., Suite 400  
Atlanta, Georgia 30339

**Article VIII Existence, Duration And Dissolution Of Corporation**

The existence of the Corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State for the State of Florida. The Corporation shall exist in perpetuity, unless termination, dissolution or final liquidation is approved by the St. Johns River Water Management District, in which event, 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.

**INCORPORATOR:**

By: Chris A. Schwab  
Chris A. Schwab, Esq., Incorporator

6/1/07  
Date:

.....  
Having been named as registered agent to accept service of process for the above stated corporation at the place designated on this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

By: Joyce L. Markley  
(Signature)

Joyce L. Markley  
as its agent  
(Date)