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2007 JUN 14 A 10:25
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TALLAHASSEE, FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION

Avelar Creek North Townhomes Association, Inc.

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**ARTICLES OF INCORPORATION
OF
AVELAR CREEK NORTH TOWNHOMES ASSOCIATION, INC.**
(A Florida not-for-profit corporation)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I- NAME AND ADDRESS

The name of this corporation shall be "Avelar Creek North Townhomes Association, Inc." hereinafter referred to as "the Corporation."

The address of the principal office and mailing address of this Corporation is 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207, or at such other location within the State of Florida as may be hereafter established by the Board of Directors.

ARTICLE II - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207 and the name of its initial registered agent at such address is Margaret B. Wetherbee.

ARTICLE III - PURPOSE

A. The Corporation does not contemplate pecuniary gain or profit to its Members. The specific purposes for which the Corporation is formed are:

1. To provide for the ownership, maintenance, preservation, and improvement of the Corporation Lands (as defined in the Declaration) located within Avelar Creek North.
2. To exercise such powers as are transferred to the Corporation by Declarant pursuant to Article V of the Declaration.
3. To provide for the betterment and welfare of Avelar Creek North Townhomes; and

B. The Corporation shall:

1. Exercise all of the powers and privileges and perform all of the duties set forth in the Declaration which are transferred to or imposed on the Corporation by written instrument recorded in the Public Records of Hillsborough County, Florida.
2. Operate without profit for the sole and exclusive benefit of its Members;
3. Have and exercise any and all powers, rights and privileges of a not-for-profit corporation organized under the laws of the State of Florida.

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ARTICLE IV - POWERS

The Corporation shall have all the powers of not-for-profit corporations under Chapter 617, Florida Statutes, or successor laws.

ARTICLE V - TERM OF EXISTENCE

The Corporation shall have perpetual existence, unless sooner dissolved in accordance with Florida law.

ARTICLE VI - MEMBERS OF THE CORPORATION

The Members of the Corporation shall be the Board of Directors elected in accordance with the Bylaws of the Corporation.

ARTICLE VII - DIRECTORS AND OFFICER

The affairs of the Corporation shall be managed by a Board of Directors that shall have all of the powers necessary or appropriate for the administration of the affairs of the Corporation. There shall be no fewer than three nor more than five directors, as determined from time to time as provided in the Bylaws. The Board of Directors may elect such officers as they may from time to time determine to be necessary for the effective operation of the Corporation, including a President, Vice President, Secretary and Treasurer.

ARTICLE VIII - INCORPORATOR

The name and address of the Incorporator is Margaret B. Wetherbee, 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207.

ARTICLE IX - DISSOLUTION

Upon the dissolution of the Corporation, the assets of the Corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE X - AMENDMENTS

These Articles of Incorporation may be amended by a majority vote of the members of the Corporation at any annual meeting, or at any special meeting called for that purpose.

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For the purpose of organizing a not-for-profit corporation under Chapter 617, Florida Statutes, the Incorporator hereby signs this document this 14th day of June, 2007.

Margaret B. Wetherbee
Margaret B. Wetherbee - Incorporator

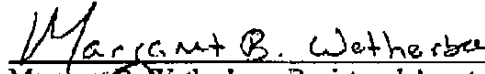
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the below named Corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the Corporation is Avelar Creek North Townhomes Association, Inc.
2. The name and address of the registered agent and office are Margaret B. Wetherbee, 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207.

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 ACT 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 I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


Margaret B. Wetherbee - Registered Agent

Date: June 14, 2007

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