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FLORIDA PROFIT/NON PROFIT CORPORATION
RIVERSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION OF
RIVERSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC.**

(A Florida Corporation Not For Profit)

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes (the "Florida Not For Profit Corporation Act") and certifies as follows:

**ARTICLE I
NAME AND ADDRESS**

The name of the corporation shall be **RIVERSIDE HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC.**, hereinafter referred to as the "Association" and its duration shall be perpetual. The mailing address of the Corporation shall be:

Riverside Heights Property Owner's Association, Inc.
1350 NE Eleanor Avenue
Jensen Beach, FL 34957

**ARTICLE II
PURPOSE**

The Association is organized for the following purposes:

1. To own, maintain, supervise, and administer as a common area and facility for the benefit of the owner's of the Association located in Martin County, Florida, the dock access parcel more particularly described as follows:

Start at the Southeast corner of Lot 12, Riverside Heights Subdivision thence run South 43° 46' 22" East, along the Northerly right-of-way of River Court Street, 104.48 feet to a point; thence run South 46° 13' 38" West 30 feet to a concrete monument; thence run South 31° 44' 38" West 245 feet, more or less to the shore line southeasterly, to where said shore line intersects a line that is parallel to, and 10 feet southeasterly of (as measured on the perpendicular) the lastly described line; thence run North 31° 44' 38" East, along said parallel line, 240 feet, more or less, to the point of intersection with the Southeasterly extension of the South right-of-way line of River Court Street; thence run North 46° 13' 38" East 30 feet; thence run North 43° 46' 22" West 10 feet to the point of beginning.

2. To provide an entity for the enforcement of the various restrictions that have been heretofore or may hereafter be established for property within the above subdivision lots.

3. To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in the Declaration of Restrictions for the Riverside Heights Property Owner's Association, Inc. (the "Declaration") that will be recorded in the public records of Martin County, Florida, including the establishment and

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enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III **POWERS**

The powers of the Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not-for-profit set forth in Section 617.0302, Fla. Stat. (2006) which are not in conflict with the terms of these Articles and the Declaration.

Section 2. Necessary Powers. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To operate and manage the Common Areas in accordance with the purpose and intent contained in the Declaration;
- B. To make and collect and provide for rules for the collection of, assessments against Members consisting of the lot owner's to defray the Common Expenses;
- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Areas and to maintain such other property which the Association is required to maintain pursuant to the Declaration, specifically the dock access parcel and the dock;
- E. To reconstruct Improvements upon the Property after casualty and to further improve the Property;
- F. To make and amend Bylaws for the Association and regulations respecting the use of the Property;
- G. To pay all taxes and other assessments which are liens against the Common Areas;
- H. To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws and the Rules and Regulations for the use of the Property;
- I. To insure and keep insured the buildings and Improvements of the Association and other Improvements within the Property, as provided in the Declaration and Bylaws.
- J. To provide for management and maintenance and to authorize a

management agent or other entity to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules and maintenance of such other property as the Association is required to maintain pursuant to the Declaration. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules, and the execution of contracts on behalf of the Association.

- K. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey, and deal in real and personal property.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members, directors, or officers of the Association.

Section 4. Limitations. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV **MEMBERSHIP**

Every owner, as defined by the Declaration and the Bylaws, shall be a member of the Association.

ARTICLE V **BOARD OF DIRECTORS**

Directors of the Association shall be elected at the annual meeting of the members as provided in the Bylaws. The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) directors. The following persons shall constitute the initial Board of Directors:

<u>NAME</u>	<u>ADDRESS</u>
Joan McKinley	1391 NE Elizabeth Ave., Jensen Beach, FL 34957
Roger Burger	1362 NE Elizabeth Ave., Jensen Beach, FL 34957
Debra Harsh	1350 NE Eleanor Ave., Jensen Beach, FL 34957

ARTICLE VI **OFFICERS**

Officers shall be elected by the Board of Directors at the annual meetings of the Directors, as provided in the Bylaws. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary. The names and titles of the Officers who shall serve until removed or until the first election are as follows:

President: Joan McKinley
Vice President: Roger Burger
Treasurer/Secretary: Debra Harsh

ARTICLE VII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every Director and Officer of the Association shall be indemnified by the Association as provided in the Declaration.

ARTICLE VIII
SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Debra Harsh	1350 NE Eleanor Ave., Jensen Beach, FL 34957

ARTICLE IX
BYLAWS

The Bylaws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Declaration.

ARTICLE X
AMENDMENTS/DISSOLUTION

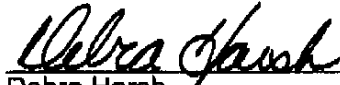
These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not For Profit Corporation Act.

The Association shall exist in perpetuity. In the event of the dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created, or such assets shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI
REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be FRED W. VAN VONNO and the street address of the registered office of the Association shall be Fox, Wackeen, Dungey, et al, 3473 SE Willoughby Blvd., Stuart, FL 34994. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation.

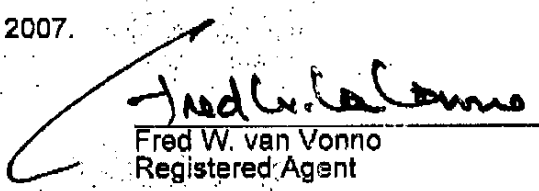
IN WITNESS WHEREOF, the subscriber has executed these Articles of Incorporation at Martin County, Florida, this 18 day of June, 2007.


Debra Harsh

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for **RIVER HEIGHTS PROPERTY OWNER'S ASSOCIATION, INC.**, at the place designated in the foregoing Articles of Incorporation, I hereby agree to act in that capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 18 day of June, 2007.


Fred W. van Vonne
Registered Agent

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