

NOTICE 06228

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FLORIDA PROFIT/NON PROFIT CORPORATION

Cypress Pond Estates Homeowners' Association, Inc.

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FLORIDA
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
OF
CYPRESS POND ESTATES
HOMEOWNERS' ASSOCIATION, INC.

The undersigned incorporator, a resident of the State of Florida of the age of majority, hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

ARTICLE I
Name and Address

The name of this corporation is CYPRESS POND ESTATES HOMEOWNERS' ASSOCIATION, INC., hereafter sometimes called the "Association." The principal office and mailing address of this corporation shall be 2307 9th Street E., Bradenton, Florida 34208.

ARTICLE II
Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to promote the health, safety and general welfare of the residents within all or any portion of CYPRESS POND ESTATES, a single-family subdivision lying and being in Manatee County, Florida, (hereinafter "CYPRESS POND ESTATES"). The Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by the Florida Not For Profit Corporation Act, *Florida Statutes*, Chapter 617.

Notwithstanding anything in the above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 528(c)(D) of the Internal Revenue Code of 1986, nor shall the Association engage in any other activity prohibited by such section, nor shall the Association engage in any other activity or perform any act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

ARTICLE III
Membership

Every person or legal entity who holds legal title of record to a present fee simple interest in any residential lot being a part of CYPRESS POND ESTATES, including contract sellers but excluding persons holding title merely as security for performance of an obligation, shall be a member of this Association. A lot owner of more than one such lot shall have one membership

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for each such lot owned by the lot owner. Membership shall be appurtenant to and may not be separated from ownership of any lot that is subject to assessment by the Association.

ARTICLE IV
Corporate Existence

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The Corporation shall exist perpetually.

ARTICLE V
Voting Rights

This Association shall have two (2) classes of voting membership. The voting rights of each class of membership shall be set forth, and be governed by the Bylaws of the Association.

ARTICLE VI
Board of Directors

The business affairs of this Association shall be managed by a Board of Directors. The method of election or appointment of the Board of Directors shall be set forth, and be governed by the Bylaws of the Association.

The names and addresses of the persons constituting the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified, are as follows:

- | | |
|----------------|---|
| Kent Geartz | 5610 33rd Street East
Bradenton, Florida 34208 |
| Loreen Vickers | 2307 9th Street E.
Bradenton, Florida 34208 |
| Sheila Hayden | 2307 9th Street E.
Bradenton, Florida 34208 |

ARTICLE VII
Officers

This Association shall have the officers described in its Bylaws who shall be elected or appointed at such time and for such terms as is provided in the Bylaws.

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ARTICLE VIII
Subscribers

The name and address of the subscriber to these Articles of Incorporation is as follows:
Loreen Vickers, 2307 9th Street E., Bradenton, Florida 34208

ARTICLE IX
Initial Registered Office and Agent

The name of the initial registered agent and street address of the initial registered office of the Association is as follows:

Loreen Vickers, 2307 9th Street E., Bradenton, Florida 34208.

ARTICLE X
Amendment to Articles

These Articles of Incorporation may be amended as set forth in the *Florida Statutes*, as amended from time to time.

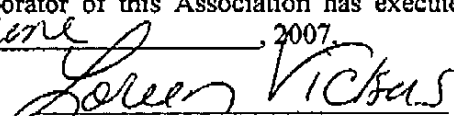
ARTICLE XI
Indemnity

The Association shall indemnify any person made a party or threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, pursuant to the provisions contained in the Bylaws of the corporation.

ARTICLE XII
Interpretation

Express reference is hereby made to the terms and provisions of the Declaration of Covenants, Condition, Easements and Restrictions of CYPRESS POND ESTATES, where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions of these Articles shall be consistent with the provisions of the Declaration, and these Articles shall be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 21 day of June, 2007.


Loreen Vickers

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DESIGNATION AND ACKNOWLEDGMENT OF REGISTERED AGENT

In pursuance of Chapter 48.091, *Florida Statutes*, the following is submitted:

That CYPRESS POND ESTATES HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office being located at 2307 9th Street E., Bradenton, Florida 34208, has named Loreen Vickers, with Registered Office at 2307 9th Street E., Bradenton, Florida 34208, as its agent to accept service of process within this state.

ACCEPTANCE

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby accept to such designation and agree to serve in compliance with all applicable Florida Statutes.

Dated this 21 day of June, 2007.

Loreen Vickers
Loreen Vickers

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