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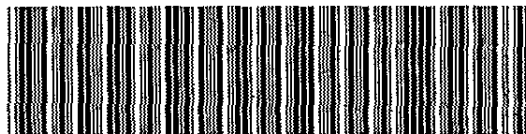
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DIVISION OF CORPORATIONS
07 JUL 16 AM 10:10

7/17/07

BOOTH & COOK, P. A.
Attorneys at Law

STEPHEN C. BOOTH
J. HARRIS COOK

RIDGEWOOD EXECUTIVE CENTER
7510 RIDGE ROAD
PORT RICHEY, FLORIDA 34668
727/842-9105
FAX 727/846-7601

July 2, 2007

Secretary of State
Division of Corporation
P.O. Box 6327
Tallahassee, FL 32312

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DIVISION OF CORPORATIONS
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Re: The Verandahs Office Park Property Owner's Association, Inc.

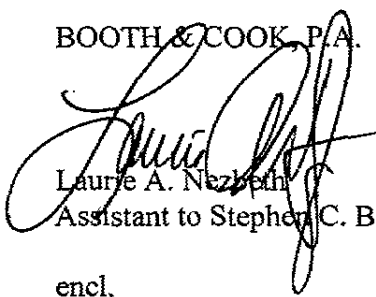
To Whom It May Concern:

Enclosed please find the Articles of Incorporation along with a copy for the above referenced as well as a check for the filing fees. Please file this and return the stamped copy to my office as soon as possible.

Thank you and if any further information is needed please call.

Sincerely,

BOOTH & COOK, P.A.


Laurie A. Nezhath
Assistant to Stephen C. Booth

encl.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

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DIVISION OF CORPORATIONS

07 JUL 16 AM 10:10

July 10, 2007

BOOTH & COOK, P.A.
7510 RIDGE ROAD
PORT RICHEY, FL 34668

SUBJECT: THE VERANDAHS OFFICE PARK PROPERTY OWNER'S
ASSOCIATION, INC.
Ref. Number: W07000032349

We have received your document for THE VERANDAHS OFFICE PARK
PROPERTY OWNER'S ASSOCIATION, INC. and your check(s) totaling \$70.00.
However, the enclosed document has not been filed and is being returned for the
following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are
elected or appointed be contained in the articles of incorporation or a statement
that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of
this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call
(850) 245-6973.

Claretha Golden
Document Specialist
New Filing Section

Letter Number: 707A00043693

ARTICLES OF INCORPORATION

07 JUL 16 AM 10:10

OF

THE VERANDAHS OFFICE PARK PROPERTY OWNER'S ASSOCIATION, INC.
A NOT-FOR-PROFIT FLORIDA CORPORATION

In compliance with the requirements of Florida Statutes 617, the undersigned, all of whom are residents of Pasco County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I.

The name of the corporation is **The Verandahs Office Park Property Owner's Association, Inc.**, hereinafter called the "Association".

ARTICLE II.

The principal office of the Association is located at 9400 River Crossing Blvd., Ste. 104, New Port Richey, FL 34655.

ARTICLE III.

Jaime P. Girardi, whose address is 9400 River Crossing Blvd., Ste. 104, New Port Richey, Florida 34655, is hereby appointed the initial registered agent of this Association.

ARTICLE IV.

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation of the Common Areas within that certain tract of property described on Exhibit "A" attached hereto and made a part hereof, and to promote the health, safety and welfare of the property owners within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pasco County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

- (b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and Common Areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;
- (g) Operate and maintain common property, specifically the surface water management system including any mitigation areas as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances;
- (h) Have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V.

The affairs of this Association shall be managed by a Board of three (3) Directors who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name: Jaime P. Girardi, Joseph Hudson, Sue Silva

Address: 9400 River Crossing Blvd., Ste. 104, New Port Richey, FL 34655

New Directors shall be appointed or elected and the number of Directors shall be increased or diminished in accordance with the By-Laws of the Association, but there shall not be less than three.

ARTICLE VI.

The affairs of this Association shall be administered by a President, Vice-President, Secretary and Treasurer, who need not be members of the Association. The following persons shall act in the capacity indicated until the selection of their successors in accordance with the By-Laws of the Association.

President:	Jaime P. Girardi
Vice President:	John Hudson, Jr.
Secretary/Treasurer:	Sue Silva

ARTICLE VII.

The name and address of the subscriber to these Articles of Incorporation for the Association is:

Jaime P. Girardi
9400 River Crossing Blvd., Ste. 104
New Port Richey, F 34655

ARTICLE VIII.

The By-Laws of the Association will be adopted by a two-thirds (2/3) majority of the Board of Directors, all homeowners, lot owners, property owners or unit owners to be members.

ARTICLE IX.

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members as set forth in the Declaration of Covenants, Conditions and Restrictions. Upon 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. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X.

The corporation shall exist perpetually.

ARTICLE XI.


Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 26th day of June, 2007



Jaime P. Girardi

I do hereby accept the duties of registered agent.



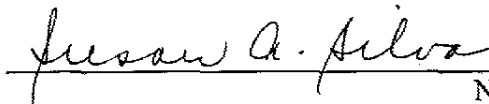
Jaime P. Girardi

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
07 JUL 16 AM 10:10

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared **Jaime Girardi** to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

Witness my hand and seal in the County and State aforesaid this 26th day of June, 2007.



Notary Public

