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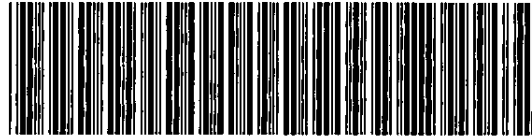
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Riverside Oaks of Punta Gorda Homeowners' Association, Inc.
27205 Jones Loop Road, #81
Punta Gorda, FL 33982

Department of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Subject: Riverside Oaks of Punta Gorda Homeowners' Association, Inc.

Enclosed is an original and two (2) copies of the Articles of Incorporation and a check for

\$87.50 Filing Fee, Certified Copy, and Certificate of Status.

From: Albert J. Mitchell
27205 Jones Loop Rd #81
Punta Gorda, FL 33982

Tel: 941-347-8828

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
Riverside Oaks of Punta Gorda Homeowners' Association, Inc.**

The undersigned, being not less than two-thirds of all of the mobile home owners of **Riverside Oaks of Punta Gorda Homeowners' Association, Inc.**, for the purpose of forming a nonprofit corporation under Florida Statutes Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**ARTICLE I.
NAME**

The name of the corporation is "**Riverside Oaks of Punta Gorda Homeowners' Association, Inc.**"

**ARTICLE II.
NOT FOR PROFIT**

The Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefits of its Members, Directors or Officers, except to the extent permissible under law.

**ARTICLE III.
PURPOSES**

The Corporation is organized and shall be operated exclusively as a non-stock organization for the following purposes:

- (a) To establish an association of homeowners of mobile homes located at **Riverside Oaks Mobile Home Park** in Charlotte County, Florida;
- (b) In order to exercise the rights provided in Florida Statutes 723.071 including, but not limited to, exercising its right to negotiate for, acquire and operate the mobile home park of **Lawndale Mobile Plaza, Inc.** on behalf of the mobile home owners;
- (c) In order to exercise its right to convert the mobile home park to a condominium, a cooperative form of ownership, or other type of ownership pursuant to Florida law;
- (d) To exercise and engage in any other powers or business of mobile home park associations as permitted by Florida law;
- (e) To engage in any lawful activities which are in furtherance of the purposes of the Corporation as described herein; and
- (f) To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including, without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein, and to do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

**ARTICLE IV.
DURATION AND TIME AND DATE OF COMMENCEMENT**

The duration of the Corporation is perpetual, and the Corporation shall commence at the time and date of filing of these Articles with the Secretary of State.

**ARTICLE V.
LIMITATION**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, trustees or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III (Purposes) hereof.

**ARTICLE VI.
MEMBERS**

The Corporation shall have Members who shall have all rights and privileges of voting members of the Corporation. The qualification for members and the manner of their admission shall be as stated in the bylaws. The names of the initial Members are as listed on Exhibit "A".

**ARTICLE VII.
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the Initial Principal and Registered Office of the Corporation is 27205 Jones Loop Road #81, Punta Gorda, Florida 33982, and the name of its initial Registered Agent is Albert L. Mitchell.

**ARTICLE VIII.
INITIAL BOARD OF DIRECTORS**

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is three (3). The number of Directors may be increased or decreased from time to time in accordance with the bylaws, but shall never be less than three (3). The Members of the Corporation shall elect the Directors as provided in the bylaws. The initial Directors are:

NAME	ADDRESS
William L. Ferrigno	27205 Jones Loop Rd #84, Punta Gorda, FL 33982
Bruce Bashore	27205 Jones Loop Rd #97, Punta Gorda, FL 33982
Jeffery Winters	27205 Jones Loop Rd #31, Punta Gorda, FL 33982

**ARTICLE IX.
OFFICERS**

The Officers of the Corporation shall consist of a President, Vice-President, Secretary, Treasurer, and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed in the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

NAME	ADDRESS
Albert L. Mitchell (Pres)	27205 Jones Loop Rd #81, Punta Gorda, FL 33982
Ronald Pinckard (V.Pres)	27205 Jones Loop Rd #22, Punta Gorda, FL 33982
Edward Turner (Treas)	27205 Jones Loop Rd #29, Punta Gorda, FL 33982
Nancy Turner (Sect)	27205 Jones Loop Rd #29, Punta Gorda, FL 33982

**ARTICLE X.
INCORPORATORS**

The name and address of the Incorporator is as follows:

NAME	ADDRESS
Albert J. Mitchell	27205 Jones Loop Rd #81, Punta Gorda, FL 33982

**ARTICLE XI.
BYLAWS**

The bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors. The bylaws shall conform with provisions of Florida Statutes 723.078, and other applicable laws.

**ARTICLE XII.
AMENDMENT**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation. The Articles of Incorporation may be amended in accordance with the provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

**ARTICLE XIII.
INDEMNIFICATION**

The Corporation shall indemnify each Officer and Director, including the former Officers and Directors, to the fullest extent permitted by the laws of the State of Florida.

**ARTICLE XIV.
NONSTOCK BASIS**

This Corporation is organized on a nonstock basis. This Corporation shall not issue shares of stock.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 01 day of September, 2007.

Albert J. Mitchell, Incorporator
Albert J. Mitchell

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME, personally came and appeared Albert J. Mitchell,
to me personally known, and known to me to be the person(s) described in and
who executed the foregoing instrument, and acknowledged to and before me that
he executed said instrument for the purposes therein expressed.

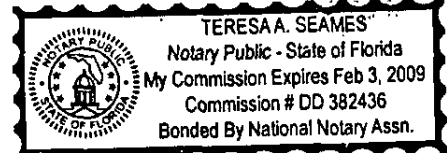
September **WITNESS** my hand and official seal this 21st day of
2007, in the aforesaid State and County.

Teresa A. Seames

My Commission expires:

2/3/09

NOTARY PUBLIC
STATE OF FLORIDA



ACCEPTANCE BY REGISTERED AGENT

The undersigned, Albert J Mitchell, hereby accepts the
appointment as registered agent of Riverside Oaks of Punta Gorda
Homeowners' Association, Inc., which is contained in the foregoing Articles
of Incorporation.

Dated this 21 day of September, 2007.

Albert J. Mitchell
Albert J. Mitchell

FILED
07 SEP 24 PM 3:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Exhibit A**Riverside Oaks of Punta Gorda Homeowners' Association, Inc.**

Note: 1. All owners' address is 27205 Jones Loop Rd, Lot # (as shown), Punta Gorda, FL 33982.

Note: 2 Riverside Oaks Mobile Home Park contains 98 homes.

<u>Lot #</u>	<u>Owner</u>
1	3 Joanne Siracusa
2	5 Walter Moore
3	6 Charlotte M. Beetz
4	7 Lillian Stalnacker
5	9 Eulalia P. Hayden
6	11 P.W. Forsblad
7	12 Larry Monroe
8	16 James Kenney
9	17 Joyce N. Scott
10	18 Carol Boehm
11	19 Roy A. Burkholder
12	21 Joan McGuire
13	22 Gwen Pinckard
14	25 Clara Steckert
15	28 Robert H. Carr
16	29 Edward Turner
17	30 Sylvia Kuypers
18	31 Cheryl L. Winters
19	32 Lenon Power
20	33 Thomas Pease
21	34 Robert L. Lederer
22	35 Johnny M. Surlis
23	36 Robert Mack & Joanne G. Hilbert
24	37 Edward R. Hein
25	38 David Clarke
26	40 May J. Pequita
27	42 Charles M. Schaufelberger
28	43 A. J. Edwards
29	45 Rosemary W. Smith
30	46 Dawn Boldovicki
31	47 Jan Daniels
32	49 Ronald Pinckard
33	51 Claude C. Norton
34	54 Peggy Ondick
35	55 Irene L. Young
36	56 Denise D. Boanny & Roberta Cutillo
37	57 Anne E. Glavin
38	58 Donald R. Allen
39	59 William Grindrod
40	60 Richard Miriani
41	61 David Moore
42	62 Norbert Melia
43	63 Ronald Ludington
44	64 Willard L. Cookerly
45	68 Ralph A. Guimond
46	74 Wilma Bryant
47	75 Carole Howes
48	76 Betty L. Gall
49	77 Joseph W. Mathey
50	78 Richard Morgan
51	79 Beatrice Jozefiak
52	80 Ernie Johansen
53	81 Albert J. Mitchell
54	84 William L. Ferrigno

55 85 Catherine Hornig
56 86 Barbara Russell
57 89 George Trabucchi
58 90 Jeanne Plante
59 91 Frank J. LoGuidici
60 92 Burke P. Rupersburg
61 94 Gordon Baker
62 95 Paul Saftig
63 97 Bruce L. Bashore
64 99 Jill Kent
65 87 Ken Ross
66 26 Kathy Bauer
67 50 Robert Griffin
68 1-01 Ted Zizzo

9/17/07