

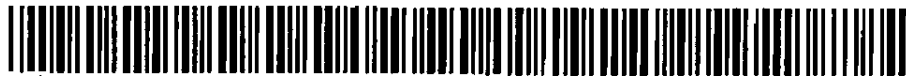
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Ravinia Villas Homeowners Association, Inc.

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ARTICLES OF INCORPORATION
OF
RAVINIA VILLAS HOMEOWNERS ASSOCIATION, INC.

I.

The name of the corporation is "RAVINIA VILLAS HOMEOWNERS ASSOCIATION, INC." (the "Association").

II.

The Association is organized pursuant to the Florida Not For Profit Corporation Act.

III.

The principal office and mailing address of the Association shall be located at 10103 Hayfield Way Tampa FL 33626, but the Association may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Association's board of directors (the "Board of Directors").

IV.

The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which the Association is formed are to operate as a corporation-not-for-profit pursuant to Chapter 617, Florida Statutes, and to provide for the maintenance, preservation, and care of the property of the Association; to provide architectural control of all improvements, common areas, and lots within that certain tract of property ("Property") described in that certain Declaration of Covenants, Conditions and Restrictions of Ravinia (the "Declaration"), recorded or to be recorded in the Public Records of Hillsborough County, Florida, as the same may be amended from time to time; and to promote the health, safety, and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of the Association for these purposes.

V.

The directors of the Association shall be elected as provided in the Bylaws of the Association.

VI.

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges, and duties of the Association set forth in the Declaration;

(b) Property. In any lawful manner, acquire, own, hold, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign, and dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible;

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration, and to use and expend the proceeds of such assessments in the exercise of the Association's powers and duties hereunder;

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(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property;

(e) Borrowing. Borrow money and, with the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of two-thirds (2/3) of the Members (as defined in the Declaration), mortgage, pledge, deed in trust, hypothecate, assign, grant a security interest in, or otherwise transfer any or all of the Association's property as security for money borrowed, debts incurred, or any of the Association's other obligations;

(f) Dedications. With the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of two-thirds (2/3) of the Members, dedicate, sell, or transfer all or any part of the Association's property to any public agency, authority, or utility for such purposes, and subject to such conditions, as two-thirds (2/3) of the Members determine;

(g) Mergers. With the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of two-thirds (2/3) of the Members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes;

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and Common Area (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;

(i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not-for-profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted;

(j) Enforcement. Enforce by legal means the obligations of the Members and the provisions of the Declaration;

(k) Litigation. Sue and be sued;

(l) Contract for Services. Contract with individuals and/or entities to undertake and perform the duties and responsibilities of the Association;

(m) Surface Water Management. Operate and maintain the surface water management system facilities, including all inlets, ditches, swails, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any association buffer areas, and wetland mitigation areas, and to contract for services for the operation and maintenance of the surface water management system facilities;

(n) Additional Property. To annex additional property and common area in the manner set forth in the Declaration; and

(o) Other. Engage in all lawful acts permitted or authorized by law.

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VII.

The names and addresses of the directors of the Association are:

Scott Doster
10103 Hayfield Way
Tampa FL 33626

Brent Balch
14616 Canopy Drive
Tampa FL 33626

Stan Orr
1201 San Chaliford Ct.
Tampa FL 33626

VIII.

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

Scott Doster
10103 Hayfield Way
Tampa FL 33626

IX.

The name and address of the incorporator of the Association is:

Scott Doster
10103 Hayfield Way
Tampa FL 33626

X.

The Association shall have the right to amend these Articles at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of the Members holding not less than two-thirds (2/3) of the total votes of the Association. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for membership or the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

XI.

The Association may be dissolved upon the affirmative vote of not less than two-thirds (2/3) of the Members of the Association. In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40, of the Florida Administrative Code, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

XII.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association. The foregoing

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shall not include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

XIII.

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

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation of Ravinia Villas Homeowners Association, Inc., this 15 day of September, 2008.

By: 
Scott Doster, Incorporator


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**CERTIFICATE OF STATEMENT OF THE REGISTERED AGENT OF
RAVINIA VILLAS HOMEOWNERS ASSOCIATION, INC.**

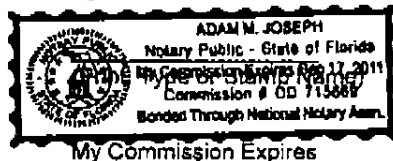
Having been named as registered agent and to accept service of process for Ravinia Villas Homeowners Association, Inc., I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 617.0503 of the Florida Statutes.

Dated this 15 day of September, 2008


Scott Doster

SWORN TO AND SUBSCRIBED before me this 15th day of September, 2008, by Scott Doster who is personally known to me or has presented a valid Florida driver's license.


Notary Public



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