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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W08-54172
1480
12/17



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 5, 2008

DIANE HARRISON
149 W. TAHOE ST
APOPKA, FL 32712

SUBJECT: ROCK SPRINGS MOBILE HOME PARK HOMEOWNERS
ASSOCIATION, INC.
Ref. Number: W08000054172

We have received your document for ROCK SPRINGS MOBILE HOME PARK HOMEOWNERS ASSOCIATION, INC. and check(s) totaling \$194.02. However, your check(s) and document are being returned for the following:

Your check is being returned as it is not payable to this office. Please make your check payable to the Secretary of State and return it in order to complete your filing.

The corporate fees are as follows:

CORPORATIONS FILING FEES

Profit and NonProfit
Florida & Foreign Corp.

Filing Fees	\$35.00
Registered Agent Designation	\$35.00
Certified Copy	\$8.75
Certificate of Status	\$8.75

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

Please return the corrected 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) 245-6924.

Stacy Prather
Document Specialist Supervisor
New Filing Section

Letter Number: 308A00059339

ARTICLES OF INCORPORATION
OF
ROCK SPRINGS MOBILE HOME PARK
HOMEOWNERS ASSOCIATION, INC.

A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I

NAME

The name of this corporation is:
Rock Springs Mobile Home Park
Homeowners Association, Inc.

The principal office address is: 39 Tanglewood Dr.
Apopka, Fl 32712

ARTICLE II

REGISTERED AGENT/OFFICE

The name of the initial Registered Agent of this corporation at that address is:

Diane Harrison

The Street address of the initial registered office of this corporation is:

149 W. Tahoe St.
Apopka, Fl 32712

ARTICLE III

NON-STOCK BASIS

This corporation shall be organized on a non-stock basis and shall not issue shares of stock.

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TALLAHASSEE, FLORIDA

ARTICLE IV

EXISTENCE

The term of the corporation shall be perpetual.

ARTICLE V

MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

ARTICLE VI

PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.
- B. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501(c) of the Internal Revenue Code of 1954, as amended, or under any Corresponding provisions of any subsequent federal tax laws, Covering the distributions to organizations qualified as tax Exempt organizations under the Internal Revenue code, as Amended.
- C. To represent the mobile home owners in the park, their Successors and assigns, pursuant to the provision of Chapter 723, Florida Statutes.
- D. To negotiate for, acquire and operate the mobile home park On behalf of the mobile home owners.
- E. To convert the mobile home park, once acquired, to a condominium, a cooperative form, or other type of ownership. Upon acquisition of the property, the Association shall be the Entity that creates a cooperative, offers cooperative units for Sale or lease in the ordinary course of business, or, if the home owners choose a different form of ownership, the entity

That owns the record interest in the property and that is Responsible for the operation of the property.

- F. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.
- G. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.
- H. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.
- I. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.
- J. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.
- K. To conduct Bingo games, as provided in Chapter 849.0931 Florida Statutes, or its successor statutes.

ARTICLE VII

DIRECTORS

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than five (5) persons. The initial number of directors of the corporation shall be nine (9); provided however, that such number may be changed by a By-Law duly adopted.

The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the By-Laws.

The names and address of the initial Board of Directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Diane Harrison	149 W. Tahoe St. Apopka, FL. 32712
James Garrett	15 E. Seaflower St. Apopka, FL. 32712
Janice DaFeldecker	142 W. Virgil St. Apopka, FL. 32712
Darlene Sharp	145 W. Tahoe St. Apopka, FL. 32712
Bill Murphy	10 Dottie St. Apopka, FL. 32712

ARTICLE VIII

INCORPORATOR

Diane Harrison
149 W. Tahoe St.
Apopka, FL. 32712

ARTICLE IX

BY-LAWS

The initial By-Laws of the corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

ARTICLE X

AMENDMENT OF ARTICLES

Amendments to these Articles of incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of incorporation this 26 day of November, 2008.

INCORPORATOR;

Diane Harrison
Diane Harrison

STATE OF FLORIDA
COUNTY OF Seminole

BEFORE ME, the undersigned authority, personally appeared, Diane Harrison, to me known to be the person who executed the foregoing Article of Incorporation and who acknowledged to and before me that he executed such Instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of November, 2008.

Lynell Hamilton
Signature of Notary Public



Lynell Hamilton
Print or Type Name of Notary

My commission expires:

2-25-09

12-10-08

I hereby am familiar with
and accept the duties and responsibilities
as Registered Agent

Deane Harrison

149 W. Tahoe St

Apopka Fl. 32712

407-927-7872 (c)

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TALLAHASSEE, FLORIDA