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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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BOARD CERTIFIED IN CIVIL TRIAL LAW
CERTIFIED FAMILY MEDIATOR

ANTHONY J. SALZMAN

BOARD CERTIFIED IN WORKERS' COMPENSATION
CERTIFIED CIRCUIT MEDIATOR

ROBERT A. LASH

Also CERTIFIED GENERAL CONTRACTOR

PERSONAL INJURY AND WRONGFUL DEATH
WORKERS' COMPENSATION
FAMILY LAW
CONSTRUCTION LAW
GENERAL PRACTICE

October 20, 2009

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

Re: Landon Oaks Homeowners' Association, Inc.

Dear Sir/Madam:

Enclosed please find:

1. Articles of Incorporation of Landon Oaks Homeowners' Association, Inc., a non-profit corporation.
2. Designation of Resident/Registered Agent and Acceptance by such agent.
3. My firms check in the amount of \$78.75 for:
 - A. Filing Fee
 - B. Certified Copy of Charter
 - C. Agent Designation Fee

Please file the subject documents, and forward the Certified Copy to me at the above address.

Sincerely,


Robert A. Lash

RAL/dlo

ARTICLES OF INCORPORATION
OF
LONDON OAKS HOMEOWNERS ASSOCIATION, INC.
A Non Profit Corporation

FILED
2009 OCT 22 PM 1:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the requirements of Florida Statutes 617 (2004), the undersigned, who is a resident of Alachua County, Florida, and who is of full age, has this day agreed to form a corporation not for profit and does hereby certify;

ARTICLE I

The name of the corporation is LONDON OAKS HOME OWNERS ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

The principle office of the Association is located at 1010 W. State Road 24, Archer, FL 32618

ARTICLE III

Robert A. Lash, whose address is 500 E. University Avenue, Suite A, Gainesville, FL 32601, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

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 and architectural control of the residence Lots, Storm Water Management, Easements and Common Area within that certain tract of property described as:

COM INT W LINE SE1/4 & SE R/W SR 24 POB NE ALONG R/W 569.20 S 39 DEG E 905.55 FT TO N R/W ABANDONED RR S ALONG R/W 546.42 FT TO S LINE NW1/4 OF SE1/4 W 254.99 FT ALG SAID S LINE S 213.44 FT TO RR R/W S ALONG R/W 431.30 FT TO W LINE SE1/4 OF SEC N ALONG W LINE 1199.32 FT TO POB ALSO SW1/4 OF SE1/4 OF NW1/4 OF SE1/4 S OR RR R/W OR 1370/816 ALSO NE1/4 OF NW1/4 OF SW1/4 OF SE1/4 OR 3742/1110

and to promote the health, safety and welfare of the residents 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 Office of the Clerk of the Court of Alachua 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 Area 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 purpose or annex additional residential property and Common Area, provided that such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, right 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 MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest on any Lot which is subject by covenants of record or record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separate from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they see determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned or intended to be annexed to the Properties by Declarant. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- a) when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership;
or;
- b) on December 31, 2014.

ARTICLE VII OFFICERS

The affairs of this Association shall be managed by a President, Vice-President, Secretary, and Treasurer, and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws. Until the first election of officers under the Articles of Incorporation, the following shall serve as officers:

President:	Steve Smith
Vice-President:	Karen C. Smith
Secretary:	Julie C. Smith
Treasurer:	Joshua D. Smith

ARTICLE VIII SUBSCRIBERS

The name and address of the subscriber is:

Robert A. Lash, 500 E. University Avenue, Suite A, Gainesville, FL 32601

ARTICLE IX AMENDMENTS

Amendments of these Articles shall be adopted upon receiving the affirmative vote of a majority of the votes of members entitled to vote thereon, unless any class of members is entitled to vote thereon as a class in which event the proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of each class entitled to vote thereon as a class and the affirmative vote of the majority of the votes of all members entitled to vote thereon.

ARTICLE X BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of at least three (3) but not more than nine (9) 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 :

Steve Smith, 9651 NE 110th Avenue, Archer, FL 32618
Karen C. Smith, 9651 NE 110th Avenue, Archer, FL 32618
Julie C. Smith, 9651 NE 110th Avenue, Archer, FL 32618
Joshua D. Smith, 9651 NE 110th Avenue, Archer, FL 32618

The first annual meeting of the members shall elect three directors for a new term of one (1) year, three directors for a term of two (2) years, and three directors for a term of three (3) years, and at each annual meeting thereafter the members shall elect three directors for a term of three (3) years.

ARTICLE XI DISSOLUTION

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. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and management of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C and be approved by the Suwannee River Water Management and Alachua County Public Works prior to such termination, dissolution or liquidation.

ARTICLE XII DURATION

Existence of the Association shall commence with the filing of these Article of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XIII

AMENDMENTS TO BY-LAWS

The power to make, alter, and rescind By-Laws shall be vested in the members as provided by the By-Laws.

ARTICLE XIV CONFLICTS BETWEEN ARTICLES AND BY-LAWS

Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

ARTICLE XV FHAVA APPROVAL

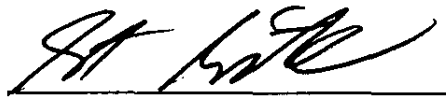
As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles.

ARTICLE XVI SURFACE WATER MANAGEMENT SYSTEM

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the Suwannee River Water Management District permit no. _____, requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system and easements required by Alachua County Public Works.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 15 day of October, 2010.

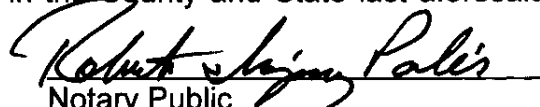


Steve Smith, President

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Steve Smith, known to me to be the person described in the foregoing instrument, and he acknowledged before me that he executed the same for the purposes therein expressed, that I relied upon the following form of identification of the above named person: Person Knowledge.

15th WITNESS my hand and official seal in the County and State last aforesaid this day of October, 2010.


Notary Public
My Commission expires:



ROBERTO IRIZARRY-PALES
MY COMMISSION # DD 798750
EXPIRES: June 11, 2012
Bonded Thru Budget Notary Services

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR THE SERVICE OF PROCESS WITHIN THIS STATE.**

In pursuance of Chapter 607.034, Florida Statutes, the following is submitted in compliance with said Act:

First B That Landon Oaks Homeowners Association, Inc. desiring to organize under the laws of the State of Florida has named Robert A Lash, located at 500 E. University Avenue, Suite A, City of Gainesville, County of Alachua, State of Florida, as its registered agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNED AGENT)

Having been named to accept service of process for the above stated corporation, at place designed in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open this office.

By: _____

Registered Agent.

2009 OCT 22 PM 1:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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