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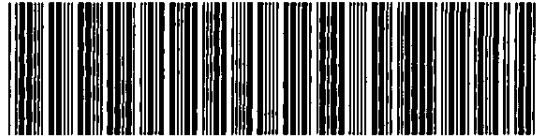
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DIVISION OF CORPORATIONS
2009 DEC 16 PM 2:29

12/17/09

Crabtree & Fallan, P.A.

ATTORNEYS AND COUNSELORS AT LAW

CHARLES W. BROWN
R. R. CRABTREE
SCOTT W. FALLAR

A. M. CRABTREE, JR.
(1924-1995)

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JACKSONVILLE, FLORIDA 32217

TELEPHONE (904) 732-9701
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December 15, 2009

Via Federal Express

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

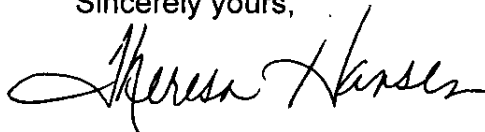
RE: Brentwood Court Homeowners Association, Inc.

Dear Sir/Madam:

Enclosed is an original and one copy of the Articles of Incorporation of the above-referenced Florida Limited Liability Company together with our firm check in the amount of \$78.75 representing payment of the filing fee. Please file the enclosed Articles of Incorporation and return a copy together with the Secretary of State's certificate for same to me at your earliest opportunity.

Thank you most cordially for your assistance in this regard. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely yours,



Theresa Hansen
Legal Assistant

/th
Enclosure
cc: SJRWMD (w/encl.)

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**ARTICLES OF INCORPORATION
OF
BRENTWOOD COURT HOMEOWNERS ASSOCIATION, INC.**

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DIVISION OF CORPORATIONS

2009 DEC 16 PM 2:29

The undersigned, acting as incorporator of a corporation not for profit pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation is Brentwood Court Homeowners Association, Inc., hereafter called the "Association".

ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal office of the Association is located at 1335 River Road West, Green Cove Springs, FL 32043.

ARTICLE III - DURATION

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 in perpetuity.

ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots and Common Area within that certain tract of property described as:

Lots 1-11, BRENTWOOD, as recorded in Plat Book 49, Pages 42 and 43 of the current public records of Clay County, Florida and being more particularly described in Exhibit "A" attached hereto.

SUBJECT, however, to building restriction lines, easements, dedicated roads, and streets, and other matters shown on said plat.

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

(g) have and to execute any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida may now or hereafter have or exercise.

(h) the Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 40-019-24627-1 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.

(i) 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.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of 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 separated 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:

(i) Class A. Class A Members shall be all Owners with the exception of the Developer while the Developer is a Class B Member. Class A Members shall be entitled to one vote for each Unit such Class A Member owns. When more than one person holds an interest in any Building Unit, other than as security for the performance of an obligation, all such persons shall be Members. The vote for such parcel shall be exercised as they determine by written designation to the Association, but in no event shall more than one vote be cast with respect to any Building Unit.

(ii) Class B. The Class B Member shall be the Developer, who shall be entitled to the number of votes equal to the number of votes held by all Class A Members, plus one. The Class B membership shall cease and be converted to Class A membership when the Developer no longer owns any property within the Property or when the Developer, in his sole discretion, elects to convert his Class B Membership to Class A Membership. When the Class B Membership ceases, the Class B Member shall be deemed a Class A Member entitled to the same number of votes on the same basis per acre as all other Class A Members.

ARTICLE VII - MANNER OF ELECTION OF OFFICERS AND DIRECTORS

The officers and directors are to be elected in accordance with the Corporate Bylaws. The names and addresses of the initial officers and directors are as follows:

George W. Fish	1335 River Road W. Green Cove Springs, FL 32043
Patricia R. Fish	1335 River Road W. Green Cove Springs, FL 32043
Wesley D. Fish	1335 River Road W. Green Cove Springs, FL 32043

At the first annual meeting the members shall elect two directors for a term of one year and two directors for a term of two years; and at each annual meeting thereafter the members shall elect two directors for a period of two years.

ARTICLE VIII - AMENDMENTS

These Articles may be amended upon a resolution duly adopted by the Board of Directors and the affirmative vote of Owners holding at least two-thirds (2/3) of the total Class "A" votes in the Association and the consent of the Declarant so long as the Declarant owns any property subject to the Declaration or which may be unilaterally subjected to the Declaration by the Declarant.

ARTICLE IX - 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. 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 the 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval or dissolution pursuant to Section 617.05, Florida Statutes.

In the event of termination, dissolution or final liquidation and 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 which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X - INITIAL REGISTERED AGENT AND STREET ADDRESS

R.R. Crabtree, whose address is 8777 San Jose Boulevard, Building A, Suite 200, Jacksonville, Florida 32217, is hereby appointed the initial registered agent of this Association.

ARTICLE XI - INCORPORATOR

The name and address of the incorporator is:

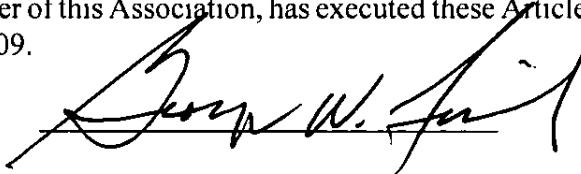
Name

Address

George W. Fish

1335 River Road W.
Green Cove Springs, FL 32043

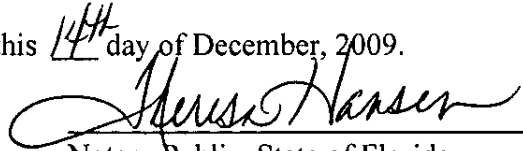
The undersigned, constituting the subscriber of this Association, has executed these Articles of Incorporation this 14th day of December, 2009.



STATE OF FLORIDA
COUNTY OF DUVAL

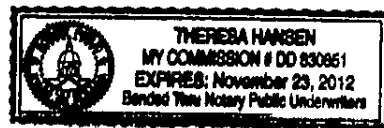
Before me, the undersigned Notary Public, in and for said County and State, personally appeared George W. Fish, who is personally known to me and who, after first duly sworn, deposes under oath and said that the foregoing Articles were prepared under his direction and that he had knowledge of the facts stated therein, that said facts are true, and that he executed the same freely and voluntarily and for the purposes stated therein.

Given under my hand and official seal this 14th day of December, 2009.



Notary Public, State of Florida

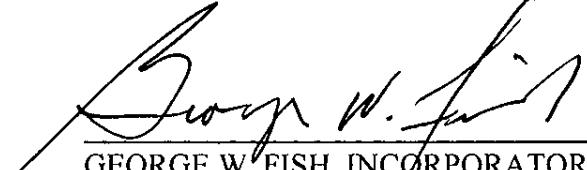
My commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 607.0501, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED:

FIRST THAT BRENTWOOD COURT HOMEOWNERS ASSOCIATION, INC., WITH ITS
PLACE OF BUSINESS AT 1335 RIVER ROAD WEST, GREEN COVE SPRINGS, FL 32043,
HAS NAMED R.R. CRABTREE, LOCATED AT 8777 SAN JOSE BOULEVARD, BUILDING
A, SUITE 200, JACKSONVILLE, FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF
PROCESS WITHIN FLORIDA.



GEORGE W. FISH, INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED
CORPORATION AT THE PLACE DESIGNATED ABOVE, I HEREBY AGREE TO ACT IN
THIS CAPACITY AND AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

DATED: December 14th, 2006.



R.R. CRABTREE, REGISTERED AGENT

EXHIBIT "A"

A replat of a portion of Blocks 21, 22, 23, 32, 33 and 34, Idlewild Park, in the City of Green Cove Springs, according to plat thereof recorded in Plat Book 2, page 62 of the public records of Clay County, Florida, together with a portion of Brentwood Avenue, Mildale Avenue and a portion of San Remo Boulevard, and being more particularly described as follows:

Commence at the intersection of the centerline of Hampstead Avenue with the southwesterly line of West Street; thence on said southwesterly line run South 25 degrees 46 minutes 17 seconds East, 445.41 feet to the Point of Beginning; thence continue on said southwesterly line South 25 degrees 46 minutes 17 seconds East, 60.41 feet; thence South 63 degrees 26 minutes 56 seconds West, 100.00 feet; thence South 25 degrees 46 minutes 17 seconds East, 273.93 feet to the northerly line of lands described in Official Records Book 806, page 158 - said public records; thence on said northerly line South 69 degrees 42 minutes 13 seconds West, 341.53 feet; thence North 25 degrees 46 minutes 17 seconds West, 446.66 feet; thence North 63 degrees 26 minutes 56 seconds East, 65.66 feet; thence North 73 degrees 24 minutes 39 seconds East, 257.66 feet; thence South 25 degrees 46 minutes 17 seconds East, 155.00 feet; thence North 63 degrees 26 minutes 56 seconds East, 70.41 feet; thence on the arc of a curve concave northwesterly and having a radius of 30.0 feet, run a chord bearing and distance of North 18 degrees 50 minutes 21 seconds East, 42.15 feet to the Point of Beginning.

Being 4.03 acres, more or less, in area.