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FLORIDA PROFIT/NON PROFIT CORPORATION
COLONIAL COMMONS MASTER ASSOCIATION, INC.

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
FOR
COLONIAL COMMONS MASTER ASSOCIATION, INC.**

The undersigned, desiring to form a corporation not-for-profit under Chapter 617, Florida Statutes as amended, hereby executes and adopts the following Articles of Incorporation ("Articles"):

ARTICLE 1

NAME

The name of the corporation shall be COLONIAL COMMONS MASTER ASSOCIATION, INC. (hereinafter referred to as the "Master Association"). Its principal office address shall be at 265 Sevilla Avenue, Coral Gables, Florida 33134, and its principal mailing address shall be at 265 Sevilla Avenue, Coral Gables, Florida 33134, or at such other places as may be designated, from time to time, by the Board of Directors.

ARTICLE 2

NOT-FOR-PROFIT CORPORATION

The Master Association is a not-for-profit corporation.

ARTICLE 3

DURATION

The period of duration of the Master Association is perpetual. Existence of the Master Association shall commence with the filing of these Articles with the Secretary of State. If the Master Association is dissolved, the property consisting of the surface water management system and the right of access to the property containing the surface water management system shall be conveyed to an appropriate agency of local government. If it is not accepted, then the surface water management system must be dedicated to a similar non-profit corporation.

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ARTICLE 4**PURPOSE**

The purpose for which the Master Association is organized is to further the interests of the Members, including without limitation maintenance of property owned by, dedicated to or agreed to be maintained by the Master Association (including, without limitation, those portions of the surface water management system to be operated, maintained and managed by the Master Association in a manner consistent with the South Florida Water Management District permit conditions and applicable governmental regulations), and the protection of the Units; to exercise all the powers and privileges and to perform all of the duties and obligations of the Master Association as defined and set forth in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Colonial Commons (the "Master Declaration") to be recorded in the Public Records of Lee County, Florida, including the establishment and enforcement of payment of Assessments and fines contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Owners and their Units. All terms used herein which are defined in the Master Declaration shall have the same meaning herein as therein.

ARTICLE 5**POWERS**

The powers of the Master Association shall include and be governed by the following provisions:

5.1 Common Law and Statutory Powers. The Master Association shall have all of the common law and statutory powers granted to it under Florida law, as the same may be amended or supplemented, which are not in conflict with the terms of these Articles and the Master Declaration.

5.2 Necessary Powers. The Master Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purpose, including, without limitation, the following:

5.2.1 The power to fix, levy and collect Assessments against the Units, as provided for in the Master Declaration.

5.2.2 The power to levy and collect Assessments for the costs of maintenance and operation of any portion of the surface water management system which is to be operated or maintained by the Master Association.

5.2.3 The power to expend monies collected for the purpose of paying the expenses of the Master Association, including, without limitation, costs and expenses of maintenance and operation of that portion of the surface water management system for which the Master Association is responsible.

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5.2.4 The power to manage, control, operate, maintain, repair and improve the Area of Common Responsibility.

5.2.5 The power to purchase supplies, material and lease equipment required for the maintenance, repair, replacement, operation and management of the Area of Common Responsibility.

5.2.6 The power to insure and keep insured the Area of Common Responsibility as provided in the Master Declaration.

5.2.7 The power to employ the personnel required for the operation and management of the Master Association and the Area of Common Responsibility.

5.2.8 The power to pay utility bills for utilities serving the Common Area.

5.2.9 The power to pay all taxes and assessments which are liens against the Common Area.

5.2.10 The power to establish and maintain a reserve fund for capital improvements, repairs and replacements.

5.2.11 The power to control and regulate the use of the Properties.

5.2.12 The power to make reasonable rules and regulations and to amend the same from time to time.

5.2.13 The power to enforce by any legal means the provisions of these Articles, the Bylaws, the Master Declaration and the rules and regulations promulgated by the Master Association from time to time.

5.2.14 The power to borrow money and to select depositories for the Master Association's funds, and to determine the manner of receiving, depositing, and disbursing those funds and the form of checks and the person or persons by whom the same shall be signed, when not signed as otherwise provided in the Bylaws.

5.2.15 The power to enter into a contract with any person, firm, corporation or management agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the Area of Common Responsibility.

5.2.16 The power to appoint committees as the Board of Directors may deem appropriate.

5.2.17 The power to collect delinquent Assessments and fines by suit or otherwise, to abate nuisances and to fine, enjoin or seek damages from Members for violation of the provisions of the Master Declaration, these Articles of Incorporation, the Bylaws or the rules and regulations

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5.2.18 The power to bring suit and to litigate on behalf of the Master Association and the Members, subject to the terms of the Master Declaration, and the power to be sued.

5.2.19 The power to adopt, alter and amend or repeal the Bylaws of the Master Association as may be desirable or necessary for the proper management of the Master Association.

5.2.20 The power to provide any and all supplemental municipal services as may be necessary or proper.

5.2.21 The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described.

5.2.22 The power to own and convey real and personal property .

5.3 Funds and Title to Properties. All funds and title to all properties acquired by the Master Association and the proceeds thereof shall be held in the name of the Master Association for the benefit of the Members in accordance with the provisions of the Master Declaration. No part of the income, if any, of the Master Association shall be distributed to the Members, directors, or officers of the Master Association. Nothing herein shall prohibit the Master Association from reimbursing its directors, officers and committee members for all expenses reasonably incurred in performing service rendered to the Master Association.

5.4 Limitations. The powers of the Master Association shall be subject to and be exercised in accordance with the provisions of the Master Declaration.

ARTICLE 6

QUALIFICATIONS OF MEMBERSHIP

The qualifications for membership and the manner of admission shall be as provided by the Bylaws of the Master Association.

ARTICLE 7

VOTING RIGHTS

The right to vote on Association matters shall be exercised by the Voting Members as provided in the Master Declaration and Bylaws.

ARTICLE 8

LIABILITY FOR DEBTS

Neither the Members nor the officers or directors of the Master Association shall be liable for the debts of the Master Association.

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ARTICLE 9**BOARD OF DIRECTORS**

9.1 The number of directors constituting the initial Board of Directors of the Master Association is three (3) and the names and addresses of the persons who will serve as the initial Board of Directors of the Master Association are:

| NAME | TITLE | ADDRESS |
|-----------------|-----------------------------------|-----------------------------------------------------|
| Eddy Garcia | President/Secretary/Director | 265 Sevilla Avenue, Coral Gables, Florida 33134 |
| David Kraizgrun | Vice President/Treasurer/Director | 265 Sevilla Avenue, Coral Gables, Florida 33134 |
| Sean C. Martin | Director | 1415 Dean Street, Suite 104 Fort Myers, FL 33901 |

9.2 The Board of Directors shall be the persons who will manage the corporate affairs of the Master Association and are vested with the management authority thereof. The Board of Directors will be responsible for the administration of the Master Association and will have the authority to control the affairs of the Master Association, as are more fully set forth in the Master Declaration and the Bylaws of the Master Association.

9.3 The method of election and terms of office, removal and filling of vacancies shall be as set forth in the Bylaws of the Master Association.

ARTICLE 10**BYLAWS**

The Bylaws of the Master Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Master Declaration.

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ARTICLE 11

CONSTRUCTION

These Articles of Incorporation and the Bylaws of the Master Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Master Declaration. In the event of any conflict between the terms of the Master Declaration, these Articles of Incorporation or the Bylaws, the following order of priority shall apply: the Master Declaration, the Articles of Incorporation and the Bylaws.

ARTICLE 12

SOLE INCORPORATOR

The name and address of the sole incorporator are as follows:

Eddy Garcia
265 Sevilla Avenue
Coral Gables, FL 33134

ARTICLE 13

INDEMNIFICATION

The Master Association shall indemnify its directors, officers and committee members and may indemnify its employees and agents, to the fullest extent permitted by applicable Florida Statutes as the same may be amended and supplemented, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including, but not limited to, the advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any bylaw, agreement, vote of Voting Members or disinterested directors, officers or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, committee member, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a person and an adjudication of liability shall not affect the right to indemnification for those indemnified. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officer, director or committee member of the Master Association may be entitled.

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ARTICLE 14**OFFICERS**

The affairs of the Master Association shall be managed by a President, a Vice-President, a Secretary and a Treasurer, and if elected by the Board of Directors, any such other officers and assistant officers as may be designated by the Board of Directors. The Board of Directors at each annual meeting shall elect, to serve for a term of one (1) year, a President, a Vice-President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time determine appropriate.

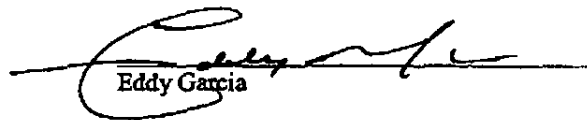
ARTICLE 15**AMENDMENT**

Until the Turnover Date (as defined in the Master Declaration), the Board of Directors may amend these Articles of Incorporation in its sole and absolute discretion. After the Turnover Date, amendments to these Articles of Incorporation shall require the affirmative vote of Members casting two-thirds (2/3) of the total votes in the Master Association in favor of such amendment.

ARTICLE 16**REGISTERED AGENT AND REGISTERED OFFICE**

The name of the initial registered agent shall be Eddy Garcia, and the street address of the registered office of the Master Association shall be 265 Sevilla Avenue, Coral Gables, Florida 33134.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 19 day of May, 2010.


Eddy Garcia

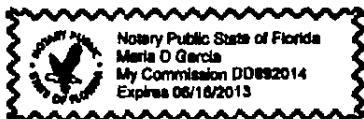
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of May, 2010, by Eddy Garcia, in his capacity as Incorporator of the corporation named herein, ☒ who is

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personally known to me or [] who has produced _____
as identification.

My Commission Expires:



Maria O Garcia
Notary Public

Maria O Garcia
Print/Type Name of Notary

Commission No. DD892014

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I AM
FAMILIAR WITH AND ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND
AGREE TO ACT IN THIS CAPACITY.

Eddy Garcia
Print: EDDY GARCIA

Date: MAY 19, 2010

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TALLAHASSEE, FLORIDA