

02/21/2013 17:50 FAX 407 464 7831

DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.

02/21/2013

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
CARRIAGE POINTE HOA, INC.

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ARTICLES OF INCORPORATION**OF****CARRIAGE POINTE HOA, INC.**FILED
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TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of this corporation pursuant to Chapter 617 of the Florida Statutes, hereby forms a corporation not for profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation:

ARTICLE I - NAME OF CORPORATION

Section 1.1. The name of this corporation shall be CARRIAGE POINTE HOA, INC. (hereinafter called the "Association").

ARTICLE II - DURATION

Section 2.1. The Association shall exist perpetually unless and until dissolved according to law. The corporate existence of the Association shall commence upon the filing of these Articles of Incorporation with the Florida Department of State.

**ARTICLE III - ADDRESS OF PRINCIPAL OFFICE
AND MAILING ADDRESS**

Section 3.1. The address of the initial principal office of the Association is 12 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521.

ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

Section 4.1. The initial street address of the registered office of the Association in the State of Florida shall be 800 N. Magnolia Avenue, Suite 1500, Orlando, Florida 32803. The Board of Directors may from time to time move the registered office to any other address in

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Florida. The name of the initial registered agent of the Association at that address is Dean Mead Services, LLC. The Board of Directors may from time to time designate a new registered agent.

ARTICLE V - PURPOSES AND POWERS OF CORPORATION

Section 5.1. The Association does not contemplate pecuniary gain or profit to its members.

Section 5.2. The purposes for which the Association is formed are:

Section 5.2.1. to provide for maintenance, preservation and architectural control of the Lots and Common Property comprising the Project to be developed upon the Land, all as defined and described in that certain Declaration of Easements, Covenants, Conditions and Restrictions of Carriage Pointe Estates to be recorded in the Public Records of St. Lucie County, Florida (the "Declaration"); and

Section 5.2.2. to promote the health, safety and welfare of the Owners of the real property from time to time subject to the Declaration (capitalized terms used in this instrument and not otherwise defined herein are intended to have the meaning ascribed to such terms in the Declaration).

Section 5.3. The Association shall have the following powers:

Section 5.3.1. to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided, the Declaration, as so amended from time to time, being incorporated herein by this reference as fully as if set forth herein verbatim;

Section 5.3.2. to fix, levy, impose a lien with respect to, and collect all charges and assessments (whether annual assessments, special assessments or otherwise) pursuant to the terms of the Declaration, enforcing payment of all such charges and assessments by any lawful

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means, including, but not limited to, actions at law and in equity against persons or entities liable for the payment thereof and to enforce and foreclose liens imposed pursuant to the Declaration and to pay all expenses in connection with the collection of such charges and assessments (including attorneys' fees) together with all office and other expenses incident to the conduct of the business of the Association, including, for example, but not by way of limitation, all licenses, taxes or governmental charges levied or imposed against any real or personal property owned by the Association;

Section 5.3.3. to purchase, receive, lease 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;

Section 5.3.4. to borrow money provided such borrowing is approved by the requisite number of votes cast by the Members of the Association as specified in the Declaration;

Section 5.3.5. to engage the services of agents, independent contractors or employees to manage, operate or perform all or any part of the affairs and business of the Association; and

Section 5.3.6. to do and perform any and all lawful things and acts which in the Association's discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed, and pay the costs and/or expenses in connection therewith.

Section 5.4. In addition to the powers enumerated above in this Article V, the Association shall be authorized to carry out any and all acts and to exercise any and all corporate powers which may now or hereafter be lawful under the laws of the State of Florida to the extent applicable to corporations not for profit and that are not inconsistent with these Articles of Incorporation.

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ARTICLE VI - DIRECTORS

Section 6.1. The business and affairs of the Association shall be managed by a Board of Directors of at least three (3) directors, who need not be Members of the Association. The number of directors may be changed by approval of a majority of the Members of the Association, but shall always consist of an odd number of directors.

Section 6.2. The method of election, term of office, removal and filling of vacancies of the Board of Directors shall be as set forth in the Bylaws.

ARTICLE VII - INCORPORATOR

Section 7.1. The name and address of the incorporator of the Association are:

<u>Name</u>	<u>Address</u>
Peter J. Brennan	12 Salt Creek Lane, Suite 200 Hinsdale, Illinois 60521

ARTICLE VIII - OFFICERS

Section 8.1. The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting, and they shall serve at the pleasure of the Board of Directors.

ARTICLE IX - BYLAWS

Section 9.1. The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE X - AMENDMENT OF ARTICLES OF INCORPORATION

Section 10.1. These Articles of Incorporation may be amended only by the affirmative vote of Members representing a majority of the total votes of the Association. No amendment shall be effective until filed with the office of the Secretary of State of Florida. A certified copy

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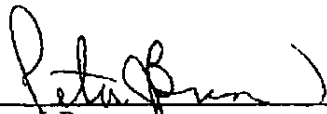
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of each amendment shall be recorded in the Public Records of St. Lucie County, Florida. No amendment of these Articles of Incorporation may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege.

ARTICLE XI - INDEMNIFICATION

Section 11.1. The Association shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation this 21st day of February, 2013.



Peter J. Brennan

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent to accept service of process at the place designated in the foregoing Articles of Incorporation, the undersigned hereby accepts such designation and agrees to act in such capacity and comply with the provisions of all statutes relative to the proper and complete performance of its duties as registered agent. The undersigned is familiar with and accepts the duties and obligations of Section 617.0503 of the Florida Statutes.

DEAN MEAD SERVICES, LLC

By: DEAN, MEAD, EGERTON,
BLOODWORTH, CAPOUANO &
BOZARTH, P.A., as sole member

By: W. Lee Dobbins, Vice-PresidentDate: February 21, 2013

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