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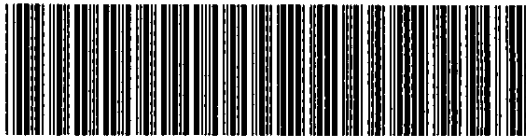
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(Business Entity Name)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MD 4/3

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Patch O'Blue Air Ranch Homeowners Association, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** Matthew J. Kaftan  
Name (Printed or typed)

3415 Commerce Ct.

Address

Appleton, WI 54911

City, State & Zip

920-749-2787

Daytime Telephone number

mkaftan@kaftanlawllc.com

E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**

**OF**

**PATCH O' BLUE AIR RANCH HOMEOWNERS ASSOCIATION, INC.**

Executed by the undersigned for the purpose of forming a not-for-profit corporation under Chapters 617 and 720, Florida Statutes, and follows:

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TALLAHASSEE, FLORIDA

ARTICLE I. Name

The name of the corporation is PATCH O' BLUE AIR RANCH HOMEOWNERS ASSOCIATION, INC. (Association), a Florida not-for-profit Corporation. The terms used herein shall have the same meaning ascribed to them by any Declaration of Covenants and Restrictions (the "Declaration") for PATCH O' BLUE AIR RANCH HOMEOWNERS ASSOCIATION, INC.

825 N. MAGNOLIA AVENUE Ocala, FL 34475

ARTICLE II

The specific primary purposes for which the Association is formed are to provide maintenance of the Air Strip owned by the Association and to enforce the covenants and restrictions contained in the Declaration.

In furtherance of such purposes, the Association shall have the power subject to the provisions and limitations, if any, in the Declaration, to:

(a) Perform all of the duties and obligations of the Association, primarily collective maintenance of Association property which consists primarily of an Air Strip and such other activities as set forth in the Declaration, as it may be amended from time to time.

(b) Affix, levy and collect and enforce payment by lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and other expenses incidental to the conduct of the business of the Association; including all licenses, taxes or governmental charges levied on or imposed against the property of the Association;

(c) Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under Chapter 617 and 720 of the Florida Statutes by law may have or hereinafter may have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. No part of the net earnings or receipts of the Corporation shall inure to the benefit of any Director or Officer of the Corporation. No Officer or Director of the Corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets of the Corporation except as provided in Article XI.

### ARTICLE III

Every person or entity who is a record Owner of a fee or undivided interest in any Property which is subject to the Declaration is a member of the Association. All Members of the PATCH O' BLUE AIR RANCH HOMEOWNERS ASSOCIATION, INC. shall be governed and controlled by the Declaration, the Articles of Incorporation and the By-Laws of the Association as they may be amended from time to time. Membership shall be appurtenant to and may not be separated from the ownership of a Lot which is subject to assessment by the Association.

### ARTICLE IV

The period of duration of the Association shall be perpetual.

### ARTICLE V

The name of each initial member is as follows:

Michael C. Stewart Trustee of the Hunold Revocable Trust	Mark Norman Shaffer, Jr.
Jeffrey A. Robb, Sr.	James Ross
John Gleason	Jon Cockes
Lyle Robertson	Robert N. Hitchcock
Victory Ingram Trustee Victory Ingram Trust	

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### ARTICLE VI

The initial number of persons constituting the Board of Directors of the Association shall be three (3), and the name, address of the initial persons who shall serve as directors until the next election is:

Name	Address
Mark Norman Shaffer, Jr.	825 N. Magnolia Ave. Ocala, Florida 34475
Victory Ingram	22800 NE 85 <sup>th</sup> Avenue Road Citra, Florida 32113
Lyle Robertson	P.O. Box 770871 Coral Springs, Florida 33077

The number of members of the Board of Directors and election of Board members shall be governed by the Bylaws of the Association.

#### ARTICLE VII

These Articles may be amended at any annual meeting of the Association, or at a special meeting duly called and held for such purpose, on the affirmative vote of a majority of the voting interests of the Association.

#### ARTICLE VIII

The Association shall have one class of voting membership. There shall be one (1) vote for each Lot regardless of the number of owners of such Lot. The Bylaws shall establish such other rules regarding voting by multiple owners of a Lot. As provided from time to time by the Bylaws, voting rights of any member may be suspended for periods during which assessments are delinquent.

#### ARTICLE IX

The name and address of incorporator is: Matthew J. Kaftan, 3415 Commerce Court, Appleton, Wisconsin 54911.

#### ARTICLE X

The name and Florida address of the initial registered agent is:

Mark Norman Shaffer, Jr.  
825 N. Magnolia Ave.  
Ocala, Florida 34475

The initial Principal Office of the Association is the same address as the registered agent.

#### ARTICLE XI

On dissolution, the assets of the Association shall be distributed to all Members as Tenants in Common.

Dated as of this 26th day of March, 2013.

WITNESSES:

Susan L. Gilbert  
Printed Name Susan L. Gilbert

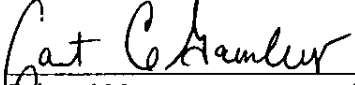
Matthew J. Kaftan  
Printed Name: Matthew J. Kaftan  
Incorporator Patch O' Blue Air Ranch Homeowners  
Association, Inc.

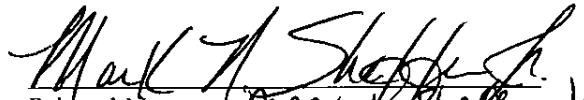
Julie A. Bixby-Wendt  
Printed Name Julie A. Bixby-Wendt

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Signature below constitutes acceptance by registered agent:

WITNESSES:

  
Printed Name CATHERINE GOURLEY

  
Printed Name: MARK N. SHAFFER, JR.  
Registered Agent for Patch O' Blue Air Ranch  
Homeowners Association, Inc.

  
Printed Name David Olofsson

THIS INSTRUMENT PREPARED BY: MATTHEW J. KAFTAN, ESQ. STILES &  
KREUSCHER, LLC 3415 COMMERCE CT. APPLETON, WI 54911

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