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**FLORIDA PROFIT/NON PROFIT CORPORATION
SOUTHERN GROVE PLAT NO. 15 PROPERTY OWNERS
ASSOCIATION, INC.**

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ARTICLES OF INCORPORATION
OF
SOUTHERN GROVE PLAT NO. 15 PROPERTY OWNERS ASSOCIATION, INC.

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 Southern Grove Plat No. 15 Property Owners Association, 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 302 Washington Avenue Extension, Albany, New York 12203. The mailing address of the Association is 302 Washington Avenue Extension, Albany, New York 12203.

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 North 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 and preservation of the Lots, Roadways and Landscaping to be developed upon the Land, all as set forth on SOUTHERN GROVE PLAT NO. 15 to be recorded in the Public Records of St. Lucie County, Florida (the "Plat"); 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 Plat.

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 on the Plat, as the same may be amended from time to time as therein provided;

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 rights and obligations set forth on the Plat, enforcing payment of all such charges and assessments by any lawful 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

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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 Board of Directors in the manner set forth in the Bylaws;

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.

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.

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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>
Dennis G. Corrick	Dean, Mead, Minton & Zwemer 1903 South 25 th Street, Suite 200 Fort Pierce, Florida 34947

ARTICLE VIII - BYLAWS

Section 8.1. 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 IX - AMENDMENT OF ARTICLES OF INCORPORATION

Section 9.1. 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 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 ST. LUCIE HOSPITALITY AT TRADATION, LLC (the "Declarant") without the written consent of the Declarant or the assignee of such right or privilege.


ARTICLE X - INDEMNIFICATION

Section 10.1. The Association shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

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IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation this 7th day of July, 2015.


Dennis G. Corrick

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, a Florida limited liability company

By: Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A., sole Member


By: Dennis G. Corrick, Vice President

Date: July 7, 2015

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