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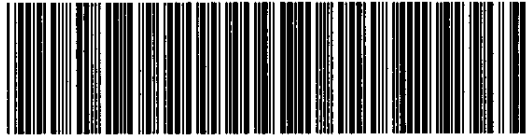
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

1/4



**COMMUNITIES**

*A Gulf Coast Building & Development Company*

November 17, 2015

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

Please find enclosed The Articles of incorporation for Hidden Bay Estates North, Incorporation with copy, a check covering the filing fees, Designation of Registered Agent and certified copy.

We hereby request a certified copy returned to JM Communities LLC, 1188 N. Tamiami Tr. Suite 205, Sarasota, FL 34236.

Sincerely,

James Moynihan  
Email: [jimmoynihan@gmail.com](mailto:jimmoynihan@gmail.com)  
Phone: 941-809-2468

APPROVED  
AND  
FILED

ARTICLES OF INCORPORATION

HIDDEN BAY ESTATES NORTH, INC.  
A FLORIDA NON-PROFIT CORPORATION  
(herein the "Corporation")

15 NOV 19 AM 8:12

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the Incorporator, a natural person age 21 years or older, adopt this Articles of Incorporation to form a non-profit corporation under Chapter 617, Florida Statutes aka Florida Not For Profit Corporation Act.

ARTICLE 1

Name and Address

1.1 The name of the Corporation is Hidden Bay Estates North, Inc. The principal address and mailing address of the Corporation is 1188 No. Tamiami Trail Sarasota, FL 34236.

ARTICLE 2

Registered Agent And Office

2.1 The name of the Registered Agent and Registered Office in the State of Florida are:  
James Moynihan  
1188 No. Tamiami Trail, Suite #205  
Sarasota, FL 34236

ARTICLE 3

Name and Address of Incorporator

3.1 The name and address of the Incorporator are:  
James Moynihan  
1188 No. Tamiami Trail, Suite #205  
Sarasota, FL 34236

ARTICLE 4

Duration

4.1 The Corporation's duration is perpetual.

ARTICLE 5

Purposes

5.1 The purpose of the Corporation is to be a Designated Responsible Entity as provided for within Sec. 74-8, Sarasota County Land Development Regulations, Sarasota County Code and such other lawful purposes not for pecuniary profit and not specifically prohibited to corporations under other laws of the State of Florida.

ARTICLE 6

Election of Directors

6.1 The election of the Directors of Corporation shall be as provided for within the Bylaws of the Corporation.

Article 7  
Members

7.1 There are initially two (2) Classes of Membership:

a. Class A initially is four (4) memberships held by JM COMMUNITIES LAND, LLC, a Florida Limited Liability Company, herein "Subdivision Developer", from incorporation for the period that it holds record title to any of the four (4) Subdivision Lots. A Class A membership shall terminate upon recording of a Deed of conveyance of a Subdivision Lot by Subdivision Developer.

b. Class B will consist of four (4) memberships. The Grantee named in each record Deed of conveyance of a Subdivision Lot by Subdivision Developer shall become a member upon the recording of such Deed in the Public Records of Sarasota County, Florida. Upon subsequent conveyances of a Subdivision Lot, the Grantee named in each record Deed shall become a member of the Corporation.

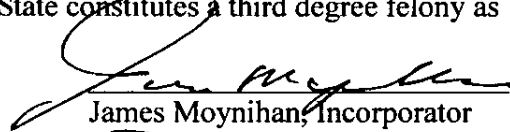
ARTICLE 8  
POWERS

8.1 The powers of the Corporation are those provided for by Sec.617. 0302, Florida Statutes, including but not limited to, those required by Sec. 74-8, Sarasota County Land Development Regulations, Sarasota County Code:

- a. Own and convey property;
- b. Operate and maintain common property, specifically any facility to be maintained by the responsible entity, in accordance with the terms of applicable law and the approval granted by Sarasota County including any lakes, wetlands, retention areas, culverts and related appurtenances;
- c. Establish rules and regulations;
- d. Assess members and enforce said assessments;
- e. Sue and be sued;
- f. Contract for services to provide for operation and maintenance if the Corporation contemplates employing a maintenance company;
- g. Require all Subdivision Lot Owners to be members of the Corporation; and
- h. Take any other action necessary for the purposes for which the Corporation is organized.

IN WITNESS WHEREOF, the Articles of Incorporation are signed on this 17<sup>th</sup> day of November, 2015.

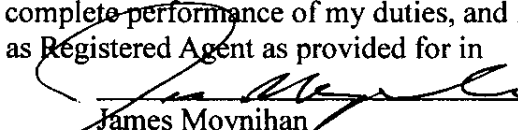
I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in s.817.155 F.S.

  
James Moynihan, Incorporator  
JAMES MOYNIHAN  
Print or Type Name

REGISTERED AGENT CONSENT

Having been named as Registered Agent to accept service of process for the above named non-profit Corporation at the registered Office above stated in this Articles of Incorporation, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all Florida Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent as provided for in Chapter 617, Florida Statutes.

Dated: November 17<sup>th</sup>, 2015

  
James Moynihan  
JAMES MOYNIHAN  
Print or Type Name

APPROVED  
AND  
FILED  
NOV 19 AM 8:12  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA