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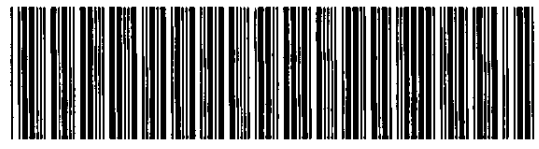
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16 DEC 16 PM 8:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Thomas L. Boll, Attorney  
Woodbrook Estates HOA  
1510 Ariana St.,  
Lakeland, FL 33803  
January 11, 2017

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

Re: Incorporation of The Association of Woodbrook Estates Manufactured Home Community Home Owners, Inc.

Dear Sirs:

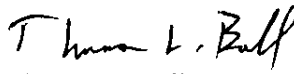
Please find the enclosed letter sent by your office on January 6, 2017, the original Articles of Incorporation, and the Acceptance of Designation by Registered Agent.

The reason that the designation of the registered office and the registered agent were not contained in the document appears to be that page 4 of the Articles had been removed at some time after I posted it. I am sure it was attached to the rest of the document when mailed. However, I have corrected the problem so that both the registered agent and the registered office, at the same address, are contained in the document.

I believe this should complete the filing of necessary documents. Please provide the Certified copy of the Articles and the Certified Status, as previously requested and paid for.

Thank you.

Sincerely,

  
Thomas L. Boll

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16 DEC 16 PM 8:01  
CORPORATION STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**THE ASSOCIATION OF WOODBROOK ESTATES**

**MANUFACTURED HOME COMMUNITY HOME OWNERS, INC.**

FILED

16 DEC 16 PM 8:01

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, on behalf of the home owners of Woodbrook Estates Manufactured Home Community and the proposed directors and proposed officers of the Homeowners Association being formed herein, hereby associate themselves together to form a corporation not-for-profit under Chapter 617 of the Laws of the State of Florida.

**ARTICLE I**

**NAME**

The name of this Corporation is THE ASSOCIATION OF WOODBROOK ESTATES MANUFACTURED HOME COMMUNITY HOME OWNERS, INC.

**ARTICLE II**

**PRINCIPAL OFFICE**

That THE ASSOCIATION OF WOODBROOK ESTATES MANUFACTURED HOME COMMUNITY HOME OWNERS, INC., desiring to organize under the laws of the State of Florida designates 1510 Ariana Street, Lakeland, Florida as its initial principal office in the City of Lakeland, County of Polk, and State of Florida.

**ARTICLE III**

**PURPOSE**

This Corporation is organized as a corporation not-for-profit under Chapter 617, Florida Statutes, and pursuant to Chapter 723.075, Florida Statutes, for the purpose of forming a Home Owners Association to represent the manufactured home owners of Woodbrook Estates Manufactured Home Community, Lakeland, Florida, in all matters relating to Chapter 723, Florida Statutes; to promote fellowship, good will and entertainment, as well as the advancement and development of recreational facilities and improvements within Woodbrook Estates Manufactured Home Community; to accept for study and examination problems of the residents

of Woodbrook Estates Manufactured Home Community and to promote and encourage cooperative relationship in all social and civic matters which are pertinent to this Corporation.

The Corporation is authorized to acquire by purchase, gift, devise, bequest, lease or otherwise, land or interest in lands; to own, hold, improve, develop and manage any land so acquired for the purpose of conducting thereon a general mobile home park business, and for the purpose of renting, leasing, and letting such lands, whether improved or unimproved, for the conduct of any lawful business, trade or occupation, customarily associated with mobile home parks; to own, hold, rent, lease, manage, mortgage, encumber, improve, exchange, buy and sell real property, collect rents and to do the general real estate business; and in general to have and exercise all powers, rights and privileges necessary or incident to carrying out properly the objects above mentioned.

The corporation shall have such other powers and authority as permitted by the laws of the State of Florida.

This corporation is organized exclusively as a corporation not-for-profit and its activities shall be conducted for such purposes in such a manner that no part of its net earnings shall inure to the benefit of any member, director, officer or individual. In addition, the Corporation shall be authorized to exercise the powers permitted not-for-profit Corporations under Chapter 617 Florida Statutes, as same may be amended; provided, however, that the Corporation while exercising any one of more powers shall do so in furtherance of the exempt purposes for which it has been organized. All of the assets and earnings of the Corporation shall be used exclusively for the exempt purposes herein-above set forth, including the payment of expenses incidental thereto and all of the powers of the Corporation shall be exercised exclusively for such purposes. No part of its activities shall inure to the benefit of any individual and no part of its activities shall be for the carrying on of a program of propaganda or otherwise attempt to influence legislation nor shall it participate in any political campaign on behalf of any candidate for public office.

#### **ARTICLE IV**

##### **MANNER OF ELECTING DIRECTORS AND OFFICERS**

The affairs of this Corporation are to be managed by a Board of Directors which shall include a President, a Vice President, a Secretary, a Treasurer, Immediate Past President and a Deputy Treasurer, which shall be elected annually by the Board of Directors. The Directors will be elected annually to two year terms by the members of the Corporation.

**ARTICLE V**

**DIRECTORS AND OFFICERS**

There shall be fourteen (14) members of the Board of Directors of the Corporation. The names and addresses of the persons who are to serve as Directors until the next election thereof are as follows:

Judith D. Pettit  
1510 Ariana St., #46  
Lakeland, Fl. 33803

Marquita Wiggins  
1510 Ariana St., #288  
Lakeland Fl., 33803

Larry Larke  
1510 Ariana St., #94  
Lakeland Fl. 33803

David Mahoney  
1510 Ariana St., #87  
Lakeland Fl. 33803

Caroline Reuter  
1510 Ariana St., #93  
Lakeland Fl., 33803

Sally Bell  
1510 Ariana St., #212  
Lakeland Fl., 33803

William M. Kiely  
1510 Ariana St., #462  
Lakeland Fl., 33803

Dale Chenette  
1510 Ariana St., #241  
Lakeland Fl., 33803

Gwen Davis-Webb  
1510 Ariana St., #149  
Lakeland Fl., 33803

William Murphy  
1510 Ariana St., #291  
Lakeland Fl., 33803

Thomas L. Boll  
1510 Ariana St.  
Lakeland Fl., 33803

Larry Bainard  
1510 Ariana St., #356  
Lakeland Fl., 33803

Crawford Barkhouse  
• 1510 Ariana St., #115  
Lakeland Fl., 33803

Susan Franzen  
1510 Ariana St., #431  
Lakeland Fl., 33803

The names of the persons who are to serve as officers presently until the next annual election of officers under the Articles of Incorporation are as follows:

Judith D. Pettit - President

William M. Kiely - Treasurer

Larry Larke - Vice President

Gwen Davis-Webb - Deputy Treasurer

Caroline Reuter - Secretary

Thomas L. Boll - Immediate Past President

**ARTICLE VI**

**REGISTERED AGENT**

That **THE ASSOCIATION OF WOODBROOK ESTATES MANUFACTURED HOME COMMUNITY HOME OWNERS, INC.**, desiring to organize under the laws of the State of Florida designates 1510 Ariana Street, #500, Lakeland, Florida as its initial principal office in the City of Lakeland, County of Polk, State of Florida., and names Thomas Boll, 1510 Ariana Street, #500, Lakeland, FL 33803, located at Lakeland Polk County, Florida, as its agent to accept service of process within this State. Other offices and resident agents may be designated by the Board of Directors.

**ARTICLE VII**  
**INCORPORATOR**

The name and address of the Incorporator to these Articles of Incorporation is as follows:

Thomas L. Boll  
1510 Ariana St.,  
Lakeland Fl., 33803

**ARTICLE VIII**  
**MEMBERSHIP QUALIFICATION**

The membership of this Corporation shall constitute all persons hereinafter named as officers or directors, and such other persons as may from time to time hereafter become members in the manner provided in the By-Laws, or by law.

**ARTICLE IX**  
**BY-LAWS**

The By-Laws of the Corporation are to be made, altered, or rescinded by the members of the Corporation, or by the Board of Directors, if required by law.

**ARTICLE X**  
**AMENDMENTS TO ARTICLES**

These Articles of Incorporation may be amended by the act of the Members of the Corporation. Such Amendments may be proposed and adopted in the manner provided by the Bylaws of the Corporation.

**ARTICLE XI**

**DISSOLUTION**

The Corporation shall have perpetual existence unless sooner dissolved according to law.

Upon dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for making the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation, exclusively for the purposes of the Corporation in such manner, or to such organization or organizations, organized and operated exclusively for tax exempt purposes. Any of such assets not disposed of shall be disposed of by the Circuit Court of the Tenth Judicial Circuit of Florida, in and for Polk County, exclusively for the purposes of the Corporation, or to such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

**CERTIFICATION**

I, Thomas L. Boll, the undersigned incorporator of these Articles of Incorporation, hereby forms a corporation not-for-profit under the laws of the State of Florida, and does make and file this Certificate hereby declaring and certifying that the facts set forth herein are true, and have accordingly set my hand at Lakeland, Polk County, Florida, this 13 day of December, 2016.

Thomas L. Boll  
Thomas L. Boll, Incorporator

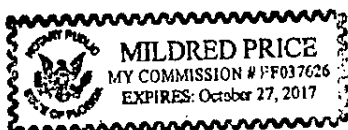
STATE OF FLORIDA  
COUNTY OF POLK

Before me, the undersigned authority, personally appeared Thomas L. Boll to me well known and known to me to be the person described in, and who executed, the foregoing and he acknowledged that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Lakeland, Polk County, and State of Florida, this 13 day of Dec., 2016.

Mildred Price  
Notary Public – State of Florida

My Commission Expires:



**ACCEPTANCE OF DESIGNATION AS RESIDENT AGENT**

I hereby acknowledge that I am familiar with, and accept, the duties and responsibilities as registered agent for said corporation, The Association of Woodbrook Estates Manufactured Home Community Home Owners, Inc.

Thomas L. Boll  
Thomas L. Boll

12-30-16  
Date