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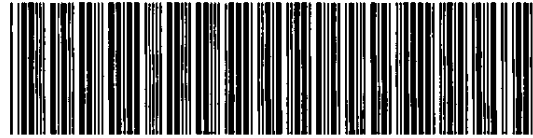
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



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TALLAHASSEE, FLORIDA

Gregory A. Sanoba, Esq.
Kenneth W. Branham, Esq.
Athena M. Warlen, Esq.
P: 863.683.5353 • F: 863.683.2237
422 S. Florida Ave. • Lakeland, FL 33801

Via First Class U.S. Mail

June 21, 2017

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

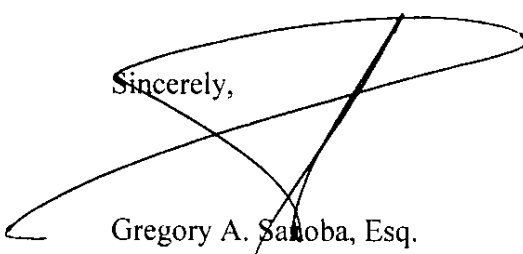
Re: Towne Square Homeowners Association, Inc.
Articles of Incorporation

Dear Sir or Madam:

Enclosed please find Articles of Incorporation of Towne Square Homeowners Association, Inc. (A Nonprofit Corporation) along with a check in the amount of \$87.50 for the Filing Fee, Certified Copy Fee and Certificate of Status Fee. Please do not hesitate to contact me should you have any questions or concerns.

Thank you for your time and attention to this matter.

Sincerely,



Gregory A. Sanoba, Esq.

GAS/as
cc: File
encl. Articles of Incorporation

ARTICLES OF INCORPORATION

OF

TOWNE SQUARE HOMEOWNERS ASSOCIATION, INC.
(A Nonprofit Corporation)

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TALLAHASSEE, FLORIDA

ARTICLE I. NAME

The name of this corporation shall be Towne Square Homeowners Association, Inc., and shall be hereinafter referred to as the "Association."

ARTICLE II. COMMENCEMENT AND DURATION

The commencement of this Association's existence shall be at the time of the filing of these Articles of Incorporation by the Florida Department of State. This Association's duration shall be perpetual.

ARTICLE III. PURPOSE

This Association is being organized for the purpose of preserving the residence lots and maintaining the common areas within a certain subdivided tract of real property identified in that certain Plat of Towne Square recorded in Official Records Book 79, Page 16, of the Public Records of Polk County, Florida, a copy of which is attached hereto as Exhibit "A" ("TOWNE SQUARE") and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the subdivision and to be recorded in the public records of Polk County, Florida;
- (b) Operate and maintain common property, specifically the surface water management system, if any, as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, culverts, and related appurtenances, including but not limited to contracting for services as to same by a maintenance company;
- (c) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith and all office 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;

(d) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(e) Borrow money and, subject to the consent by vote or written instrument of two thirds (2/3rds) of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the memers;

(g) Participate in mergers and consolidations with other nonprofit associations organized for the same purposes, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two-thirds (2/3rds) of each class of members;

(h) Have and exercise any and all powers, rights, and privileges that a nonprofit Association organized under the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

In addition, the Association may engage in the transaction of any and all business activities permitted for nonprofit corporations under the laws of Florida and the United States of America.

ARTICLE IV. MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers but excluding persons or entities holding title merely as security for performance of any obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VI. INITIAL BOARD OF DIRECTORS

The number of directors on this Association's initial Board of Directors shall be three (3). The number of directors may be increased or decreased from time to time as provided in this Association's Bylaws but shall never be less than one (1).

The name and address of each individual who shall serve as a member of the initial Board of Directors are:

1. David Touchton
6950 Nunn Road
Lakeland, FL 33813
2. Jarrod Mintern
850 E. Lime Street, #3
Lakeland, FL 33801
3. Susan Spelios
300 Commercial Street
Suite #2
Boston, MA 02019

ARTICLE VII. OFFICERS

The affairs of the Association shall be managed by a Board of Directors and a President and Secretary who shall at all times be members of the Board of Directors. Such officers shall be at the first meeting of the Board of Directors following each annual meeting of the members. The names of the officers who are to serve until the first election are:

Susan Spelios - President
David Touchton - Vice President/Secretary/Treasurer

ARTICLE VIII. INDEMNIFICATION

This Agreement shall indemnify any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

ARTICLE IX. PRINCIPAL OFFICE AND INITIAL REGISTERED OFFICE AND AGENT

The address of this Association's principal office shall be:

6950 Nunn Road
Lakeland, FL 33813

ARTICLE X. INCORPORATOR

The name and address of the individual who shall serve as this Association's incorporator is:

Susan Spelios
300 Commercial Street
Suite #2
Boston, MA 02019

ARTICLE XI. BYLAWS

The bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association or at any special meeting duly called for such purpose on the affirmative vote of two-thirds (2/3rds) of its members existing at the time of and present at such meeting or by a majority vote of the Board of Directors, except that the initial bylaws of the Association shall be made and adopted by a majority of each class of members existing at the time by written ballot.

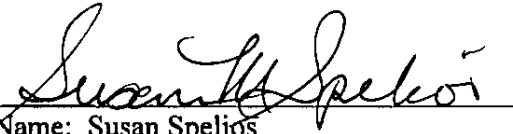
ARTICLE XII. MEMBERS

The Association shall have one class of voting members which shall consist of all lot owners of TOWNE SQUARE and each shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lots shall be exercised as such members may determine among themselves, but in no event shall more than one (1) vote be cast with respect to any lot owned by Class A members.

ARTICLE XIII. AMENDMENT

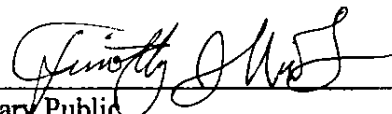
This Association reserves the right to amend or repeal any provisions in these Articles of Incorporation or any amendments hereto. Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose on the affirmative vote of a majority of members existing at the time of and present at such meeting.

IN WITNESS WHEREOF the undersigned subscribing incorporator has hereunto set his hand this 7th day of June, 2017, for the purpose of forming this corporation not for profit under the laws of the State of Florida.


Name: Susan Spelios
Incorporator

STATE OF ~~FLORIDA~~ MASSACHUSETTS
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 7th day of June, 2017, by Susan Spelios, designated above as the individual who shall serve as the Association's incorporator, and who is [] personally known to me or who has produced his [] Florida driver license, [] United States passport, or [☒] MASSACHUSETTS driver license as identification, and who did take an oath this 7th day of June, 2017. ending 8883


Notary Public
Timothy J. McGee
Commission exp. 2/19/21

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TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING REGISTERED AGENT

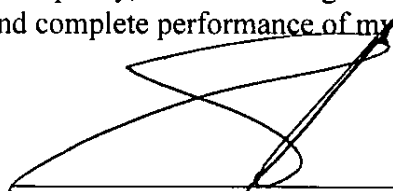
In compliance with Section 48.091, Florida Statutes, the following is submitted as to the place of business or domicile for the service of process within the State of Florida, and the name of the agent upon whom such service may be served:

The name and address of the initial Registered Agent for TOWNE SQUARE HOMEOWNERS ASSOCIATION, INC. shall be as follows:

Gregory A. Sanoba, Esq.
422 South Florida Avenue
Lakeland, Florida 33801

Having been named to accept service of process for the above-named corporation and act as Registered Agent of the same, I agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated: 6-7-17



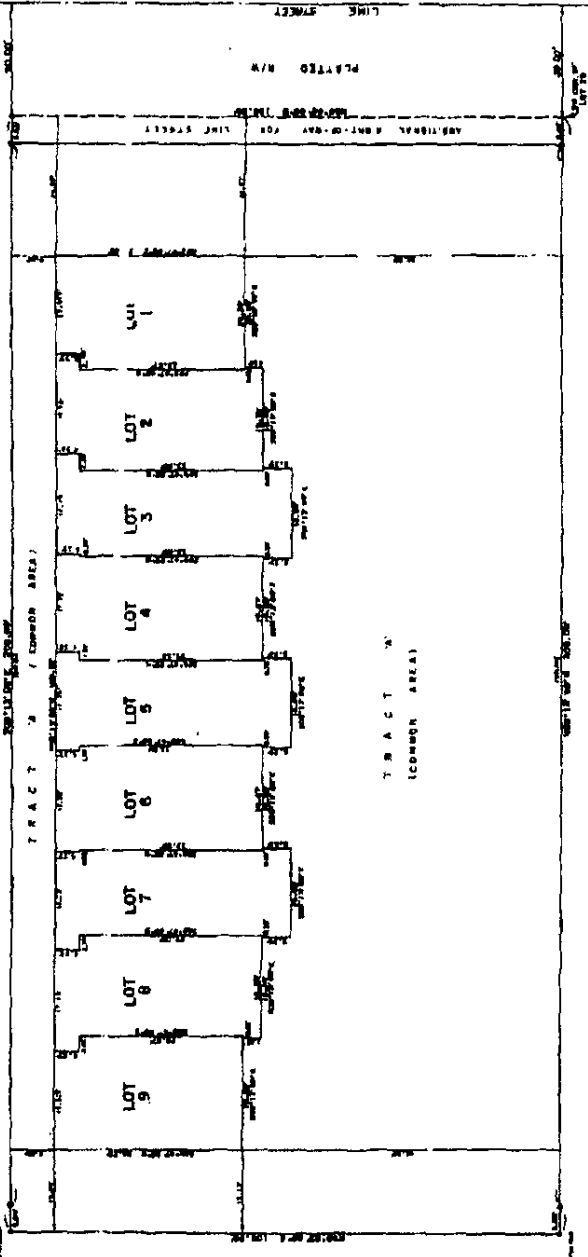
Gregory A. Sanoba, Esq.
Registered Agent

Exhibit "A4"

TOWNE SQUARE

A SUBDIVISION IN SECTION 18, TOWNSHIP 28 SOUTH, RANGE 24 EAST,
CITY OF LAKELAND, POLK COUNTY, FLORIDA

LOT 21, MORTON'S ADDITION, D.S. 6, P. 76



REMARKS:
1. THIS PLAT IS A RE-PLAT OF THE
2. ORIGINAL PLAT OF THE TOWNE SQUARE
3. SUBDIVISION, D.S. 6, P. 76, AS
4. THE SAME WAS RECORDED IN THE
5. PUBLIC RECORDS OF POLK COUNTY,
6. FLORIDA, IN 1976.

CITY APPROVAL
I, the undersigned, Mayor of the City of Lakeland, Florida, do hereby approve the above described subdivision and the same is hereby approved by the City of Lakeland, Florida.

Mayor

CERTIFICATE OF SURVEY
I, the undersigned, Surveyor, do hereby certify that the above described subdivision is a true and correct copy of the original survey and the same is hereby approved by the Surveyor.

Surveyor

NOTARIAL APPROVAL
I, the undersigned, Notary Public, do hereby certify that the above described subdivision is a true and correct copy of the original survey and the same is hereby approved by the Notary Public.

Notary Public

RECORDING
I, the undersigned, Recorder, do hereby certify that the above described subdivision is a true and correct copy of the original survey and the same is hereby approved by the Recorder.

Recorder

