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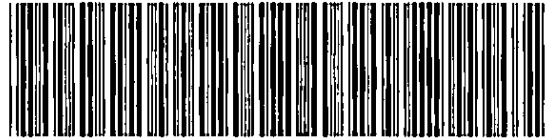
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JUN 21 2018



PETITT WORRELL ROCHA SHEPPARD PLLC

VIA FEDERAL EXPRESS

June 19, 2018

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

100 N. Tampa Street
Suite 3575
Tampa, FL 33602-5877
t: 813.603.6300
f: 813.603.6301

petittworrell.com

Re: South Branch Town Center Property Owners Association, Inc.
- Our File No.: 590.1610

Dear Sir/Madam:

Enclosed please find the original Articles of Incorporation for South Branch Town Center Property Owners Association, Inc. to be filed. Please provide us with a Certificate of Status and a certified copy of the Articles of Incorporation.

Also enclosed you will find our firm's check in the amount of \$87.50, representing your filing fees. If additional fees are needed, please take the additional fees from our firm's account or contact me directly at (813) 603-6300.

If you have any questions pertaining to the matter, please do not hesitate to contact me.

Thank you.

Sincerely,

PETITT WORRELL ROCHA SHEPPARD PLLC

A handwritten signature in cursive script, appearing to read 'J. Velez'.

Jennifer Velez

Enclosures

**ARTICLES OF INCORPORATION
OF
SOUTH BRANCH TOWN CENTER PROPERTY
OWNERS ASSOCIATION, INC.**

RECEIVED
JAN 20 AM 9:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of this corporation is SOUTH BRANCH TOWN CENTER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (hereafter called the "Association" in these Articles).

**ARTICLE II
OFFICE AND REGISTERED AGENT**

The initial principal office and mailing address of the Association is 36750 U.S. Highway 19 N, Suite 3131, Palm Harbor, Florida 34684. The Association's registered agent is Shannon Sheppard, Esq., who maintains a business office at 100 N. Tampa Street, Suite 3575, Tampa, Florida 33602. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III
TERM OF EXISTENCE**

The duration of this corporation is to be perpetual.

**ARTICLE IV
PURPOSE**

(a) The specific purposes for which the Association is formed are to enforce deed restrictions, declarations and covenants, promote the community welfare of the owners, provide for the maintenance, preservation and architectural control of common areas and lots, and otherwise act as a property owner's association for the South Branch Town Center development located in Pasco County, Florida, and more particularly described as follows (the "Property"):

PARCEL 1:

A parcel of land lying in Sections 25 and 36, Township 26 South, Range 17 East, Pasco County, Florida, said parcel including a portion of TRACTS 1 and 2 in the Northeast 1/4 of said Section 36, and also including a portion of the platted rights-of-way adjoining said

TRACTS (now vacated by Official Records Book 786, Page 1629), said TRACTS and Rights-of-Way according to the plat of the REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 25, run thence along the South boundary of the Southwest 1/4 of said Section 25. S.88°40'37"E., 1063.73 feet to a point on the Northerly boundary of the right-of-way for STATE ROAD No. 54, according to the Florida Department of Transportation Right-of-Way Map Work Program Item/Segment: 256337 1; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 54, the following seven (7) courses: 1) S.48°20'17"E., 972.55 feet to a point of curvature; 2) Southeasterly, 246.99 feet along the arc of a curve to the left having a radius of 1785.19 feet and a central angle of 07°55'38" (chord bearing S.52°18'06"E., 246.79 feet); 3) N.33°44'05"E., 6.56 feet to a point on a curve; 4) Southeasterly, 504.14 feet along the arc of said curve to the left having a radius of 1778.63 feet and a central angle of 16°14'25" (chord bearing S.64°23'08"E., 502.46 feet); 5) S.17°29'40"W., 6.56 feet to a point on a curve; 6) Easterly, 1272.31 feet along the arc of said curve to the left having a radius of 1785.19 feet and a central angle of 40°50'06" (chord bearing N.87°04'37"E., 1245.55 feet); 7) N.65°10'40"E., 1075.80 feet to the POINT OF BEGINNING; thence N.74°04'45"W., 54.50 feet; thence N.17°28'10"W., 51.89 feet; thence N.11°31'32"W., 43.11 feet; thence N.14°41'01"W., 72.67 feet; thence N.32°27'55"W., 65.15 feet; thence N.44°42'39"W., 66.15 feet; thence N.16°57'51"W., 80.08 feet; thence N.28°16'49"W., 60.79 feet; thence N.48°36'22"W., 39.85 feet; thence N.19°17'19"W., 88.96 feet; thence N.28°02'01"W., 76.27 feet; thence N.20°43'09"W., 57.25 feet; thence N.15°39'08"W., 101.06 feet; thence N.25°04'03"W., 60.39 feet; thence S.82°39'43"W., 43.12 feet; thence N.30°33'57"W., 40.36 feet; thence N.01°28'44"E., 37.46 feet; thence N.07°13'35"W., 65.96 feet; thence N.33°13'13"W., 78.15 feet; thence N.44°11'03"W., 92.97 feet; thence N.40°19'54"W., 51.27 feet; thence N.09°11'03"E., 52.10 feet; thence N.12°41'36"W., 83.00 feet; thence N.23°31'52"W., 66.13 feet; thence N.15°42'17"W., 83.26 feet; thence N.31°52'47"W., 77.57 feet; thence N.65°09'32"E., 67.26 feet; thence N.07°48'56"E., 70.48 feet; thence N.51°27'46"W., 42.52 feet; thence N.49°34'25"W., 85.17 feet; thence N.59°27'58"W., 68.71 feet; thence N.33°13'03"W., 124.19 feet; thence N.51°54'03"W., 53.26 feet; thence N.18°36'34"W., 63.70 feet; thence N.06°42'58"E., 115.74 feet; thence N.60°01'43"E., 61.90 feet; thence N.57°02'11"E., 89.09 feet; thence N.13°07'43"E., 41.48 feet; thence N.70°31'01"E., 82.70 feet; thence S.71°04'18"E., 91.03 feet; thence S.56°40'51"E., 72.67 feet; thence S.37°48'10"E., 53.00 feet; thence S.49°48'21"E., 139.83 feet; thence S.74°36'40"E., 30.49 feet; thence N.75°21'41"E., 57.81 feet; thence N.48°01'12"E., 62.80 feet; thence N.55°03'16"E., 53.54 feet; thence N.66°22'28"E., 75.41 feet; thence N.25°33'43"E., 46.66 feet; thence N.14°03'56"W., 54.08 feet; thence N.71°59'49"E., 58.62 feet; thence S.83°49'08"E., 97.14 feet; thence S.59°05'43"E., 107.11 feet; thence N.87°06'03"E., 103.93 feet; thence N.66°31'59"E., 70.03 feet; thence N.48°21'09"E., 85.93 feet; thence N.76°08'44"E., 54.30 feet; thence S.58°57'28"E., 107.25 feet; thence S.41°41'00"E., 78.72 feet to a point on a curve; thence Southerly, 413.67 feet along the arc of a curve to the right having a radius of 2437.00 feet and a central angle of 09°43'33" (chord bearing S.20°23'29"W., 413.18 feet) to a point of tangency; thence S.25°15'16"W., 300.86 feet to

a point of curvature; thence Southerly, 611.93 feet along the arc of a curve to the left having a radius of 1213.00 feet and a central angle of $28^{\circ}54'16''$ (chord bearing $S.10^{\circ}48'08''W.$, 605.46 feet); thence $S.86^{\circ}21'00''W.$, 8.00 feet to a point on a curve; thence Southerly, 455.13 feet along the arc of said curve to the left having a radius of 1221.00 feet and a central angle of $21^{\circ}21'25''$ (chord bearing $S.14^{\circ}19'42''E.$, 452.50 feet) to a point of tangency; thence $S.25^{\circ}00'25''E.$, 228.47 feet to a point on the aforesaid Northerly boundary of the right-of-way for STATE ROAD No. 54; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 54, the following two (2) courses: 1) $S.65^{\circ}13'41''W.$, 15.10 feet; 2) $S.65^{\circ}10'40''W.$, 349.04 feet to the POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in Section 36, Township 26 South, Range 17 East, Pasco County, Florida, being a portion of a circle with a 50.00 foot radius, with the center of said circle being the center of an existing 36 inch diameter steel support pole for a billboard, lying in TRACTS 1 and 2 in the Northeast 1/4 of said Section 36, according to the Map or Plat of the REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Florida Department of Transportation Parcel 117, Part "B", as recorded in Official Records Book 4869, Page 861, of the Public Records of Pasco County, Florida, also being a point on the Northerly boundary of the right-of-way for STATE ROAD No. 54, according to the Florida Department of Transportation Right-of-Way Map Work Program Item/Segment: 256337 1, and also being a point on the Southerly boundary of the aforesaid Property described in Special Warranty Deed, as recorded in Official Records Book 9590, Page 3623 and in Quit Claim Deed, as recorded in Official Records Book 9590, Page 3637, All being of the Public Records of Pasco County, Florida; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 54, and said Southerly boundary of the Property described in Special Warranty Deed, as recorded in Official Records Book 9590, Page 3623 and in Quit Claim Deed, as recorded in Official Records Book 9590, Page 3637, $N.65^{\circ}10'40''E.$, 208.89 feet to a point on the Easterly boundary of said Property described in Special Warranty Deed, as recorded in Official Records Book 9590, Page 3623 and in Quit Claim Deed, as recorded in Official Records Book 9590, Page 3637; thence along said Easterly boundary of the Property described in Special Warranty Deed, as recorded in Official Records Book 9590, Page 3623 and in Quit Claim Deed, as recorded in Official Records Book 9590, Page 3637, the following four (4) courses: 1) $N.74^{\circ}04'45''W.$, 38.53 feet to a point on the aforesaid circle, said point also being the POINT OF BEGINNING; 2) continue $N.74^{\circ}04'45''W.$, 15.97 feet; 3) $N.17^{\circ}28'10''W.$, 51.89 feet; 4) $N.11^{\circ}31'32''W.$, 38.90 feet to a point on said circle; thence along the arc of said circle the following two (2) courses: 1) Southeasterly, 75.43 feet along the arc of said circle to the right having the same radius of 50.00 feet and a central angle of $86^{\circ}26'23''$

(chord bearing S.66°02'25"E., 68.48 feet); 2) continue Southerly, 75.43 feet along the arc of said circle to the right having the same radius of 50.00 feet and a central angle of 86°26'23" (chord bearing S.20°23'58"W., 68.48 feet) to the POINT OF BEGINNING.

AND FURTHER LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in Sections 25 and 36, Township 26 South, Range 17 East, Pasco County, Florida, said parcel including a portion of TRACTS 1 and 2 in the Northeast 1/4 of said Section 36, and also including a portion of the platted rights-of-way adjoining said TRACTS (now vacated by Official Records Book 786, Page 1629), said TRACTS and Rights-of-Way according to the Map or Plat of the REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, of the Public Records of Pasco County, Florida, and said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of the right-of-way for SOUTH BRANCH BOULEVARD, according to the plat of SOUTH BRANCH PRESERVE PHASE 1, as recorded in Plat Book 77, Pages 1 through 21 inclusive, of the Public Records of Pasco County, Florida, run thence along the Westerly boundary of said right-of-way for SOUTH BRANCH BOULEVARD, the following two (2) courses: 1) N.25°00'25"W., 228.47 feet to a point of curvature; 2) Northerly, 118.51 feet along the arc of a curve to the right having a radius of 1221.00 feet and a central angle of 05°33'40" (chord bearing N.22°13'35"W., 118.46 feet) to a point on a curve, said point also being the POINT OF BEGINNING; thence Southwesterly, 8.34 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 19°07'02" (chord bearing S.57°04'16"W., 8.30 feet) to a point of tangency; thence S.66°37'47"W., 349.55 feet; thence N.16°57'51"W., 50.70 feet; thence N.28°16'49"W., 74.71 feet; thence N.48°36'22"W., 11.97 feet to a point on the Southerly boundary of the (Proposed) plat of SOUTH BRANCH TOWN CENTER PHASE 1; thence along said Southerly boundary of the (Proposed) plat of SOUTH BRANCH TOWN CENTER PHASE 1, N.65°03'20"E., 382.40 feet to a point on a curve on the aforesaid Westerly boundary of the right-of-way for SOUTH BRANCH BOULEVARD; thence along said Westerly boundary of the right-of-way for SOUTH BRANCH BOULEVARD, Southerly, 146.05 feet along the arc of a curve to the left having a radius of 1221.00 feet and a central angle of 06°51'13" (chord bearing S.16°01'09"E., 145.97 feet) to the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 2:

A parcel of land lying in Sections 25 and 36, Township 26 South, Range 17 East, Pasco County, Florida, said parcel including a portion of TRACT 1 in the Northeast 1/4 of said Section 36, also lying in Section 30, Township 26 South, Range 18 East, Pasco County,

Florida, and also including a portion of the platted rights-of-way adjoining said TRACT (now vacated by Official Records Book 786, Page 1629), said TRACT and Rights-of-Way according to the plat of the REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 25, run thence along the South boundary of the Southwest 1/4 of said Section 25, S.88°40'37"E., 1063.73 feet to a point on the Northerly boundary of the right-of-way for STATE ROAD No. 54, according to the Florida Department of Transportation Right-of-Way Map Work Program Item/Segment: 256337 1; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 54, the following eight (8) courses: 1) S.48°20'17"E., 972.55 feet to a point of curvature; 2) Southeasterly, 246.99 feet along the arc of a curve to the left having a radius of 1785.19 feet and a central angle of 07°55'38" (chord bearing S.52°18'06"E., 246.79 feet); 3) N.33°44'05"E., 6.56 feet to a point on a curve; 4) Southeasterly, 504.14 feet along the arc of said curve to the left having a radius of 1778.63 feet and a central angle of 16°14'25" (chord bearing S.64°23'08"E., 502.46 feet); 5) S.17°29'40"W., 6.56 feet to a point on a curve; 6) Easterly, 1272.31 feet along the arc of said curve to the left having a radius of 1785.19 feet and a central angle of 40°50'06" (chord bearing N.87°04'37"E., 1245.55 feet); 7) N.65°10'39"E., 1424.85 feet; 8) N.65°13'41"E., 157.10 feet to the POINT OF BEGINNING; thence N.25°00'25"W., 229.05 feet to a point of curvature; thence Northerly, 402.20 feet along the arc of a curve to the right having a radius of 1079.00 feet and a central angle of 21°21'25" (chord bearing N.14°19'42"W., 399.87 feet); thence S.86°21'00"W., 8.00 feet to a point on a curve; thence Northerly, 548.37 feet along the arc of said curve to the right having a radius of 1087.00 feet and a central angle of 28°54'16" (chord bearing N.10°48'08"E., 542.57 feet) to a point of tangency; thence N.25°15'16"E., 300.86 feet to a point of curvature; thence Northerly, 1092.81 feet along the arc of a curve to the left having a radius of 2563.00 feet and a central angle of 24°25'47" (chord bearing N.13°02'22"E., 1084.55 feet) to a point of reverse curvature; thence Northeasterly, 76.63 feet along the arc of a curve to the right having a radius of 96.00 feet and a central angle of 45°44'10" (chord bearing N.23°41'34"E., 74.61 feet) to a point of reverse curvature; thence Northeasterly, 81.96 feet along the arc of a curve to the left having a radius of 140.00 feet and a central angle of 33°32'31" (chord bearing N.29°47'24"E., 80.79 feet) to a point of reverse curvature; thence Northeasterly, 92.83 feet along the arc of a curve to the right having a radius of 96.00 feet and a central angle of 55°24'16" (chord bearing N.40°43'17"E., 89.26 feet) to a point of tangency; thence N.68°25'25"E., 164.68 feet to a point of curvature; thence Easterly, 282.43 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 21°34'35" (chord bearing N.79°12'43"E., 280.77 feet); thence N.90°00'00"E., 665.23 feet to a point on the Westerly boundary of the Limited Access right-of way for SUNCOAST PARKWAY, per Florida Department of Transportation Right-of-Way Map Section No. 97140-2300); thence along said Westerly boundary of the Limited Access right-of way for SUNCOAST PARKWAY, S.05°40'06"E., 1916.98 feet; thence S.84°19'52"W., 50.00 feet to a point on the Easterly boundary of an unrecorded subdivision known as "LAND O' LAKES RANCHES"; thence along said Easterly boundary, N.05°40'06"W., 1502.35 feet to the Northeast corner thereof; thence along the

North boundary of said "LAND O' LAKES RANCHES", N.89°45'25"W., 725.68 feet to the Northwest corner thereof; thence along the West boundary of said "LAND O' LAKES RANCHES", said line lying 600.00 feet East of and parallel to the East boundary of the aforesaid Section 25, S.00°14'20"W., 2014.50 feet to a point on the aforesaid Northerly boundary of the right-of-way for STATE ROAD No. 54; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 54, S.65°13'41"W., 826.70 feet to the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL 3:

LOT 11, of the unrecorded subdivision of LAND O'LAKES RANCHES, being a portion of the West 1/2 of Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being further described as follows:

From the Northwest corner of Section 30, Township 26 South, Range 18 East, Pasco County, Florida, run South 0°09'48" West along the West boundary of said Section 30, a distance of 3161.03 feet; run thence South 89°50'12" East, a distance of 600.00 feet to a POINT OF BEGINNING; from said POINT OF BEGINNING, continue South 89°50'12" East a distance of 753.25 feet; run thence North 5°47'30" West, a distance of 271.46 feet; run thence North 89°50'12" West a distance of 725.09 feet; run thence South 0°09'48" West, a distance of 270.00 feet to the POINT OF BEGINNING.

(b) The Association does not contemplate pecuniary gain or profit to its Members. Notwithstanding any other provision in these Articles, all activities of the Association shall be carried on and all of the funds of the Association, whether income or principal and whether acquired by assessment from Members, gift, contribution or otherwise, shall be used and applied exclusively for the purposes set forth in sub-Article IV(a) above and in the Declaration (hereafter defined) and no part of the principal, income, or net earnings of the Association will in any event inure to the personal benefit of any Member, officer, director, or trustee of the Association (except that, to the extent permitted by applicable law, and in no other event, reasonable compensation and reimbursement of out-of-pocket costs may be paid for services actually rendered to or for the Association incurred in furtherance of the objects and purposes of the Association).

**ARTICLE V
POWERS**

The Association shall have, in addition to the power set forth by law, the following specific powers:

(a) To exercise all rights, powers, privileges, and perform all duties of this Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for South Branch Town Center (hereafter called the "Declaration") applicable to the Property and recorded or to be recorded in the Public Records of Pasco County, Florida, and as

the same may be amended from time to time as therein provided, and said Declaration being incorporated herein as if set forth in full;

(b) In any lawful manner, to acquire (by gift, purchase or otherwise), own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs;

(c) To fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder, including licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property;

(e) To borrow money and, with the approval of two-thirds (2/3) of each class of Members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations;

(f) To convey temporary or permanent easements over, across or under Association property;

(g) To dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes;

(h) With the approval of two-thirds (2/3) of each class of Members, to participate in mergers and consolidations with other non-profit corporations organized for similar purposes;

(i) From time to time, to adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and Common Areas and Facilities (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;

(j) To have and to exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted;

(k) To enforce by legal means the obligations of the Members of this Association and the provisions of the Declaration;

- (l) To sue or be sued; and
- (m) To engage in all lawful acts permitted or authorized by law.

ARTICLE VI MEMBERSHIP AND VOTING RIGHTS

(a) Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot (as defined in the Declaration) that is subject to the provisions of the Declaration is a member of this Association (a "Member" as used in these Articles), including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one Membership (as defined in the Declaration) for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and Membership may not be transferred other than by transfer of title to such Lot. Each Membership is transferred automatically by record conveyance or other lawfully recognized transfer of title of a Lot.

(b) There are two (2) classes of Members: Class A and Class B, as described in the Declaration. The voting and other rights of the Members are as set forth in the Declaration.

ARTICLE VII BOARD OF DIRECTORS

During the Class B Control Period (as defined in the Declaration) the Association's affairs shall be managed by a Board of Directors initially composed of three (3) Directors appointed by B.R.S. (as defined in the Declaration). Directors appointed by B.R.S. need not be Association Members. After termination of the Class B Control Period, the Board of Directors shall consist of at least three (3) members, which Directors shall be elected by Members of the Association in accordance with the By-laws of the Association. Directors elected by the Members shall be Association Members. Each Member may vote for each vacancy on the Board of Directors, but cumulative voting is not permitted. Other provisions for the election of Directors, authority of the Directors, meetings, and quorum requirements are contained in the By-laws of the Association.

The initial Board of Directors consists of the following persons:

Bob R. Starnes: c/o B.R.S. Industries, LLC
 36750 U.S. Highway 19 N
 Suite 3131
 Palm Harbor, Florida 34684

Robert R. Starnes: c/o B.R.S. Industries, LLC
 36750 U.S. Highway 19 N
 Suite 3131
 Palm Harbor, Florida 34684

David Pierce: c/o B.R.S. Industries, LLC
36750 U.S. Highway 19 N
Suite 3131
Palm Harbor, Florida 34684

ARTICLE VIII OFFICERS

The Board of Directors shall have the authority to elect or appoint officers as may be determined by the By-Laws of the Association.

ARTICLE IX DISSOLUTION

The Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the consent given in writing and signed by not less than two-thirds (2/3) of each class of Members.

ARTICLE X BY-LAWS

The Association's By-Laws will initially be adopted by the Board of Directors. Thereafter, the By-Laws shall be altered, amended, or rescinded solely by the approval of the Board of Directors.

ARTICLE XI AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida.

ARTICLE XII INTERPRETATION

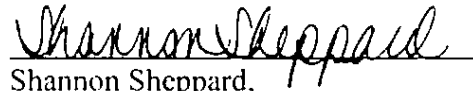
Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

**ARTICLE XIII
INCORPORATOR**

The name and address of the incorporator are:

Name: Shannon Sheppard, Esq.
Address: 100 N. Tampa Street, Suite 3575
Tampa, Florida 33602

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation on June 19, 2018.



Shannon Sheppard,
Incorporator

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

SOUTH BRANCH TOWN CENTER PROPERTY OWNERS ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida, as a corporation not for profit with its
principal office as indicated in its Articles of Incorporation has named Shannon Sheppard, whose
business office is 100 N. Tampa Street, Suite 3575, Tampa, Florida 33602. as its registered agent
to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place
designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply
with the provisions of all statutes, including the duties and obligations imposed by Section
617.0503, Florida Statutes, relative to the proper and complete performance of my duties.


Shannon Sheppard
Date: June 19, 2018