

N26894

\_\_\_\_\_

(Requestor's Name)

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(Address)

\_\_\_\_\_

(Address)

\_\_\_\_\_

(City/State/Zip/Phone #)

PICK-UP

WAIT

MAIL

\_\_\_\_\_

(Business Entity Name)

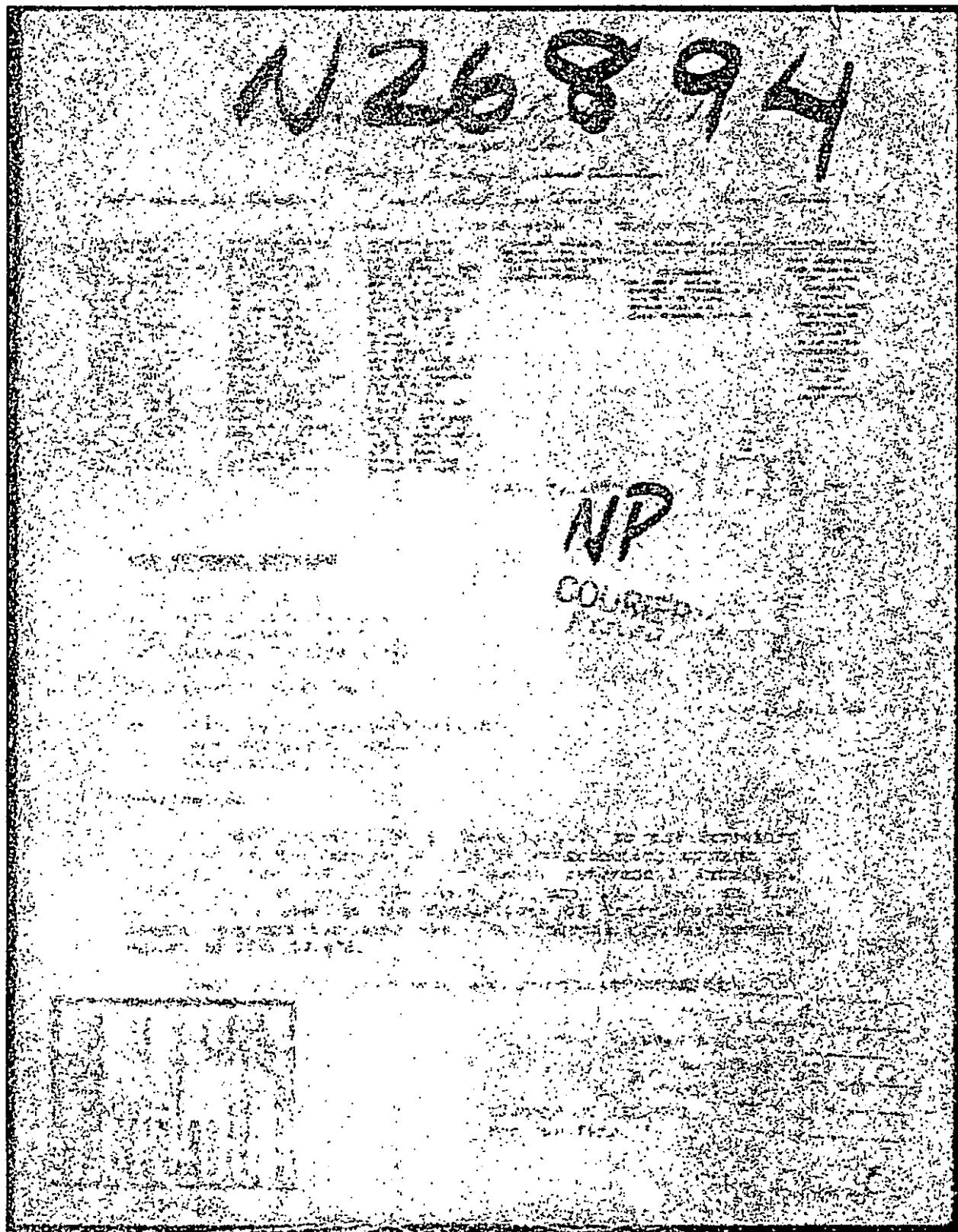
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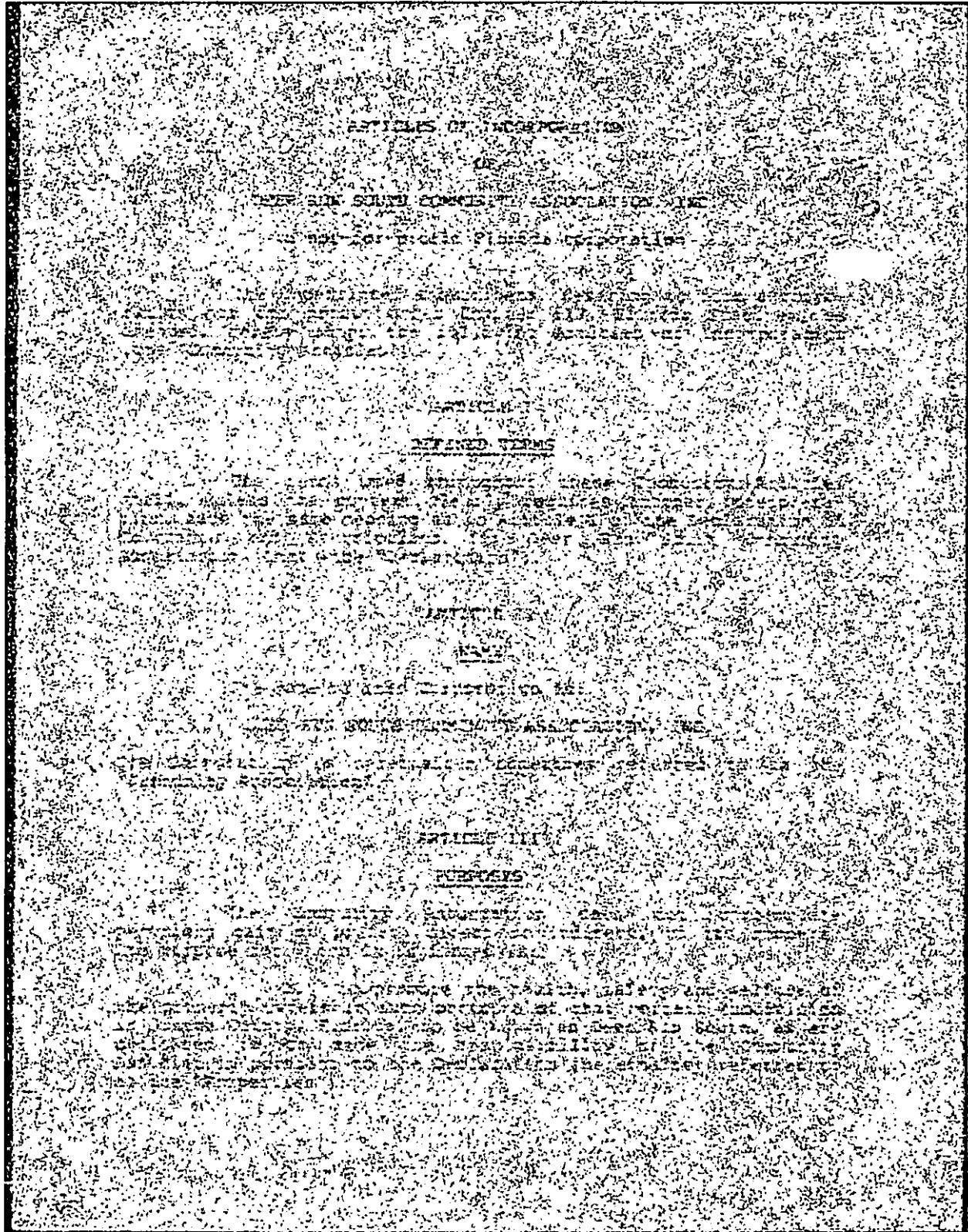
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only





2. to own, acquire, manage, control, operate, or maintain; improve subject to the provisions of the Declaration, any other property for which the Association has a duty, to provide such services, as well as a personal property located on such property, as associated with it;

3. to own, acquire, build, operate and/or maintain streets, roads, security, lighting and recreation facilities, all for the benefit of the Owners of the Properties, including but not limited to parks, entry features, landscape features, concrete walls and recreational features, open spaces, including buildings, structures and personal properties incident thereto, hereinafter referred to as the "Common Properties"; and

4. to fix assessments (or charges) to be levied against the Properties and/or the Owners of any part or parcel of the Properties;

5. to enforce the Declaration and any and all rules and regulations and other agreements applicable thereto;

6. to pay taxes, if any, and insurance on the Common Properties and any other portions of the Properties provided for in the Declaration or any other recorded covenants and restrictions applicable to the Properties;

7. to supplement municipal services;

8. similar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the Owners, residents, licensees and invitees of the Properties as is outlined in these Articles, the By-Laws, or the Declaration.

#### ARTICLE IV

##### POWERS

The powers of the Community Association shall include the following:

A. The Community Association shall have all of the common law and statutory powers of a corporation, not-for-profit in the State of Florida not in conflict with the terms of these Community Articles.

B. The Community Association shall have all the powers and duties set forth in the covenants and restrictions recorded against the Properties in addition to all of the powers and duties reasonably necessary to own, operate, maintain, repair,

and replace the Common Properties and to provide such services as are required for the benefit of the Owners of Lots or Dwellings Units contained in the Properties from time to time including, but not limited to, the following:

1. To establish, levy, and assess, and collect such Assessments as may be necessary to operate the Community Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors.

2. To purchase insurance as set forth in the Declaration.

3. To reconstruct improvements after casualty, and to make additional improvements to the Common Properties.

4. To promulgate and amend reasonable regulations respecting the use of the Common Properties and all the Properties.

5. To enforce by legal means the provisions of the covenants and restrictions recorded against the Properties, these Community Articles, the By-Laws of the Community Association (the "Community Bylaws"), and the Rules and Regulations of the Community Association.

6. To contract for the management of the Properties, and to delegate to such contractor all powers and duties of the Community Association except such as are specifically required by the covenants and restrictions recorded against the Properties to have approval of the Board of Directors or the Membership of the Community Association.

7. To contract for the management or operation of portions of the Properties susceptible to separate management or operation, and to lease such portions.

8. To employ personnel to perform the services required for proper operation of the Properties.

9. To adopt and establish the Community By-Laws for the operation of the Community Association; and

10. To contract with public or private utility companies for purposes of providing utility services to the Properties and private companies for private television services.

C. The powers of the Community Association shall be subject to, and shall be exercised in accordance with the provisions of the Declaration and any other covenants and

restrictions recorded against the Properties, and the Community By-laws. Nothing herein shall be construed to obligate the Community Association to exercise its powers or any of them unless the language used clearly indicates an obligation to do so.

#### ARTICLE V

##### MEMBERSHIP

1. Every person or entity who is or shall become a record Owner of a fee or undivided fee interest in any Lot or Dwelling Unit or Land Segment in the Properties (as defined in the Declaration), which is or shall be subject to the Declaration, shall be a member ("Member") of this Community Association from the date such Member acquires record title to a Lot, Dwelling Unit, or Land Segment, provided that any such person or entity which holds such interest merely as a security for the performance of an obligation shall not be a Member.
2. A change in membership in the Community Association shall be established by recording in the Public Records of Orange County, Florida, a deed or other instrument establishing record title to a Lot or Dwelling Unit or Land Segment in the Properties. Upon the delivery to the Community Association, of a recorded copy of such instrument, the Owner designated by such instrument shall thereby become a Member of the Community Association, and the membership of the prior Owner shall at that time be terminated.
3. The interest of any Member in the Common Properties, or in the funds and assets of the Community Association cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as authorized by the Declaration, these Community Articles, or the Community By-laws.

#### ARTICLE VI

##### TERM

This Corporation shall have perpetual existence.

## ARTICLE VII

### THE SUBSCRIBERS

The names and post office addresses of each subscriber of these Community Articles are as follows:

Charles D. Robbins 2400 AmeriFirst Building  
One Southeast Third Avenue  
Miami, Florida 33131

Suzanne C. Arnason 2400 AmeriFirst Building  
One Southeast Third Avenue  
Miami, Florida 33131

Pleita A. Netter 2400 AmeriFirst Building  
One Southeast Third Avenue  
Miami, Florida 33131

## ARTICLE VIII

### OFFICERS

The Officers shall be a President, a Vice President, a Secretary and a Treasurer. The President and the Secretary shall be members of the Board of Directors. The officers shall be chosen by a majority vote of the Board of Directors. All officers shall hold office during the pleasure of the Board of Directors. The offices of Secretary and Treasurer may be held by the same individual.

The affairs of the Community Association shall be administered by the officers designated in the Community By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the Annual Meeting of the Members of the Community Association (as provided in the Community By-Laws) and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>OFFICE</u>	<u>NAME</u>	<u>ADDRESS</u>
President	Mr. C. Philip Wallis	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Secretary	Ms. Jean Trinder	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Treasurer		
Vice President	Mr. Dennis Quinn	ADCO 1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707

#### ARTICLE IX.

##### BOARD OF DIRECTORS

The affairs of the Community Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than fifteen (15) persons, who need not be Members of the Community Association.

The names and addresses of those persons who are to act as Directors until the election of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Mr. C. Philip Wallis	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Ms. Jean Trinder	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707
Mr. Dennis Quinn	1211 Semoran Boulevard Suite 289 Casselberry, Fla. 32707

The method of election and appointment of Directors is or will be set forth in the Declaration and By-Laws of the Association. Such procedure limits the rights of Members to only elect certain Directors.

#### ARTICLE X

##### BY-LAWS

The Community By-Laws may be made, altered, amended or rescinded by a two-thirds (2/3) vote of the members of the Board of Directors present at a duly called meeting of the Board, or by two-thirds (2/3) of the votes of all Voting Members present in person at a duly called meeting of the Membership; provided that those provisions of the By-Laws which are governed by these Community Articles may not be amended except as provided in these Community Articles. No amendment shall be considered effective unless it is recorded in the public records of Orange County, Florida.

#### ARTICLE XI

##### AMENDMENT TO THE ARTICLES OF INCORPORATION

These Community Articles may be amended by the Members by two-thirds (2/3) of the votes of all the Voting Members at a duly called meeting of the Membership; provided that, as long as the Declarant, AmeriFirst Development Corporation, owns a lot, Dwelling Unit or Land Segment in the Properties, no such amendment may be made without the consent of the Declarant. No such Amendment shall materially affect or interfere with the rights of Owners, or Lienors. Declarant shall have the right at any time within five (5) years from the date hereof to amend these Articles, to correct scrivener's errors, and to clarify any ambiguities determined to exist herein, or to change or add provisions to these Articles, for the purpose of meeting the requirements of governmental agencies, including but not limited to, the Federal Housing Administration, the Veterans Administration, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation, so long as such amendments do not materially affect vested property rights of Owners, lienors or mortgagees. Such Amendment need be executed and acknowledged by the Declarant only, and need not be approved by the Community Association, Owners, lienors and mortgagees of lots, Dwelling Units or Land Segments, whether or not elsewhere required for amendments.

## ARTICLE XI

### VOTING RIGHTS/"TURNOVER" OF COMMUNITY ASSOCIATION

#### A. Voting Rights

The Community Association shall have two classes of voting membership:

1. Class "A": Class "A" Members shall be all Shareholders as defined in Article V hereof with the exception of the Declarant. A person or entity, including a builder, ("a" Land Segment Owner) who owns a lot, Dwelling Unit, or Land Segment, whether it is improved or unimproved, for resale to another party for occupancy, shall be a Class "A" Member. Class "A" Members shall be entitled to one vote for each lot, Dwelling Unit or for each Property Unit assigned to a Land Segment in which each holds an interest required for Membership by Article V. When more than one person holds such interest, all such persons shall be members, and the vote for such lot, Dwelling Unit or Land Segment shall be exercised as they among themselves determine; but in no event shall more than one vote be cast with respect to any such lot, or Dwelling Unit, or with regard to each Property Unit assigned to a Land Segment. However, voting by members shall be limited to voting through Districts and Neighborhood Committees or Neighborhood Associations as set forth in the Declaration and Community Bylaws.

#### 2. Class "B":

(a) The Class "B" Member shall be the Declarant, Deer Run South Land Joint Venture. The Class "B" Member shall be entitled to two votes for each lot and Dwelling Unit or each Property Unit assigned to a Land Segment owned by the Declarant.

#### B. Election and Term of Office

(a) The initial board of directors will be three (3) persons, all appointed by the Declarant.

(b) Within sixty (60) days after the time the Class B members other than the Declarant hold title to thirty percent (30%) of the Dwelling Units permitted by the Master Land Use Plan for the property described in Exhibits "A" and "B" or whenever the Class "B" member earlier determines, the Association shall call a special meeting at which the voting members other than the Declarant shall elect one (1) of the five (5) directors. The remaining four (4) directors shall be appointed by the Declarant. This voting member shall be selected from the community at large. This "at large" director term shall expire at

the next annual meeting or at the occurrence of the following event which ever is quicker. If the directors' term ends at the annual meeting, a successor shall be elected as described above for one (1) year term.

(c) Within sixty (60) days after the time the Class "A" members, other than the Declarant, hold title to fifty percent (50%) of the Dwelling Units permitted by the Master Land Use Plan for the Property described in Exhibits "A" and "B" or whenever the Class "B" member earlier determines, the Association shall call a special meeting at which the voting members other than the Declarant shall elect an additional director from the community at large. The Declarant shall vacate one seat on the Board of Directors keeping the board at five members. The "at large" directors shall remain in office until the next annual meeting, or until the occurrence of the following event whichever is quicker. If the directors' term ends at the annual meeting, successors shall be elected for one (1) year term by the voting members.

(d) Within ninety (90) days after seventy-five percent (75%) of the Dwelling Units have been conveyed to owners, the Class "A" members will elect a seven member board of directors, using Districts voting. The Declarant's veto will remain in effect until one hundred percent (100%) of the lots, Dwelling Units, or Commercial Acres have been conveyed to Owners. The number of open seats on the board each year will be limited to three (3) or four (4) as the terms will be staggered on a annual basis.

(e) After the conveyance of seventy-five percent (75%) of the Dwelling Units to the Class "B" members the Country Club will be entitled to obtain one (1) permanent seat on the Board of Directors by the voting of Country Club Members. Voting for the Country Club will be based on one vote per fifty (50) members or fraction thereof.

(f) In the event of an increase in the number of Districts, the voting members from such districts shall automatically become members of the Board and shall serve for so long as they are voting members. In the event of a decrease in the number of districts, the voting members from such dissolved districts shall automatically be removed from the Board.

(g) If at any time the number of Districts is an even number for a period of more than six (6) months, The Board of Directors may, but shall not be required to call for the election of a director at large. This director shall be elected as is outlined in the bylaws and shall serve at the pleasure of the Board of Directors.

(p) In the event of the death, disability, or resignation of a director, his or her predecessor shall be selected by the district in the same manner as provided in the initial selection; and

(ii) The Declarant's "veto" power, fully described in Section 5 of this Article, shall remain in effect until one hundred percent (100%) of the Lots, Dwelling Units in the Commercial Acres and Country Club has been conveyed to the members.

4. Turnover. Control of the Community Association will be transferred from the Declarant to the Class "A" Members, as such, (as well as the Owners, other than the Declarant who shall elect the majority of the Members of the Board of Directors), as provided in the Declaration ("Turnover"). The meeting of the Members at which such election of the majority of the Board of Directors by the Owners occurs, as specified in the Declaration, shall be referred to as the "Turnover Meeting".

#### ARTICLE XIII

##### ADDITIONS TO PROPERTIES

Additions to the Properties may be made only in accordance with the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties. Such additions, when properly made under the Declaration or other applicable covenants and restrictions, shall extend the jurisdiction, functions, duties and membership of this Community Association to such properties.

#### ARTICLE XIV

##### MERGER AND CONSOLIDATIONS

Subject to the provisions of the Declaration or any other recorded covenants and restrictions applicable to the Properties, and to the extent permitted by law, the Community Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose.

## ARTICLE XV

### DEDICATION OF PROPERTIES OR TRANSFER OF FUNCTION TO PUBLIC AGENCY OR UTILITY

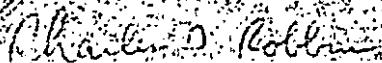
The Community Association shall have power to dispose of its real properties only as authorized under the Declaration.

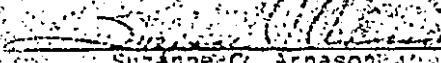
## ARTICLE XVI

### DISPOSITION OF ASSETS UPON DISSOLUTION

Upon dissolution of the Community Association, which shall require the consent of two-thirds (2/3) of the Members of each class of Membership acting through their Voting Members, the assets, both real and personal, of the Community Association shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Community Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Community Association. No such disposition of the Community Association's properties shall be effective to divest or diminish any right of title vested in any Member under the recorded Declaration or other covenants and deeds applicable to the Properties, unless made in accordance with the provisions of the Declaration or such covenants and deeds.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands this 9th day of June, 1988.

  
Charles D. Robbins

  
Suzanne C. Arnason

  
Flora A. Netter

STATE OF FLORIDA

) SS:

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared Charles D. Robbins, Suzanne C. Arnsen, and Fleita A. Metter, who are to me well known to be the persons described in and who subscribed the above and foregoing Articles of Incorporation, and they have freely and voluntarily acknowledged before me according to law that they made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 1<sup>st</sup> day of January, 1988.

*[Signature]*

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:

SCA0297

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

In compliance with the laws of Florida, the following  
is submitted:

That DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.,  
desiring to organize under the laws of the State of Florida with  
its principal place of business in the City of Miami, State of  
Florida, has named Charles D. Robbins, Esq., Blackwell, Walker,  
Faselli & Hoshi, located at 2400 AmeriFirst Building, One  
Southeast Third Avenue, Miami, Florida 33131 as its agent to  
accept service of process within Florida.

DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

*Charles D. Robbins*

By: *Charles D. Robbins*

By: *Charles D. Robbins*

Date: June 9, 1988

Having been named to accept service of process for the  
above 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 Florida law relative to the proper  
and complete performance of my duties.

*Charles D. Robbins*

CHARLES D. ROBBINS  
Registered Agent

SCA0297

## FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST

CORPORATION

ANNUAL REPORT

1989

FLORIDA DEPARTMENT OF STATE  
Jeff Gruber  
Secretary of State  
Division of Corporations

Filing Fee of \$35 Required - Make Checks Payable To: Secretary of State

Name and Address of Corporation Principal Office

ZIP + 4

N26694 B  
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.  
CHARLES D. ROBBINS, ESQ. (BLACKELL, WALKER)  
2400 AMERICAFIRST BLDG., ONE SE THIRD AVE.  
MIAMI, FL 33131

DOCS-NYC-DIGITAL

Date Change of Address of Corporation or Agent  
Year, Month, Day, Year, Month, Day

Street Address

City and State

Zip Code

Date Name Added or Deleted

06/10/1989

To Be Published in Florida

ADRIED FOR

Name and Street Address of Legal Counsel and Date of Birth

Counsel Address of Corp.

Counsel and Counselor

NOTICE OF PLEASING TO FILE

P/D C. WALLIS, C. PHILIP

1211 SEMORAN BLVD., #289

CASSELBERRY, FL

S/T/D TRINDER, JEAN

1211 SEMORAN BLVD., #289

CASSELBERRY, FL

J/D GUTHY, DENNIS

1211 SEMORAN BLVD., #289

CASSELBERRY, FL

J/D RUSSELL, JAMES

1211 SEMORAN BLVD., #289

CASSELBERRY, FL

## REGISTERED AGENT INFORMATION

ROBBINS, CHARLES D.  
BLACKELL, WALKER, PASCELL & HOEHL  
2400 AMERICAFIRST BLDG., ONE SE THIRD AVE.  
MIAMI, FL 33131

Street Address of Corp. PO Box

City and State

FL

I, the undersigned, being duly sworn, do solemnly declare and affirm that the information contained in this report is true and correct to the best of my knowledge and belief, and is given for the purpose of changing the registered office or registered agent of this corporation. This change was authorized by resolution duly adopted by the Board of Directors.

I further declare that the registered office or registered agent of this corporation is now located at:

10 FLEMING DRIVE, SUITE 100, MIAMI, FL 33131

I certify that I am an Officer of this Corporation, the Person to whom this document is addressed by C. Phillip Wallis, President, has Unswervingly Signed On This Report and Has the Same Legally Executed and Made Above On My Behalf, in the Presence of the Notary Public, Robert S. Miller, Notary Public, whose Seal is affixed hereto.

C. Phillip Wallis

6/23/89

President

407-657-4343

Attest: Robert S. Miller, Notary Public

CERTIFICATE OF STATUS CERTIFIED

WORLD CLASS NOTARIES INC.

FLORIDA

FILE NOW! THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST		DO NOT FILE PAST JULY 1ST
CORPORATION		FLORIDA DEPARTMENT OF STATE
ANNUAL REPORT		25TH YEAR OF EXISTENCE
1990		YEAR OF CORPORATION
FEE: \$35.00 - Make Checks Payable to: Secretary of State		
MAILING ADDRESS OF CORPORATION OFFICE		
N26894 8		
ZIP + 4 PRESENT		
DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.		
CHARLES D. ROBBINS, ESG, BLACKELL, WALKER		
2400 AVERIFIRST BLDG., ONE SE THIRD AVE.		
MIAMI, FL 33131		
MAILING ADDRESS OF CORPORATION OFFICE		
One S.E. Third Ave. #1600		
P.O. Box No. 22		
City and State		
Miami, FL		
Zip Code 33131-1710		
APPLIED FOR 59-2969691		
FEI Number Applied For		
FEI Number Not Applicable		
NAME AND TITLE OF EACH OFFICER AND DIRECTOR (DO NOT USE BOXES TO COVER OVER WRITTEN INFORMATION)		
P/D	WALLIS, C. PHILIP	1211 SEMORAN BLVD., #289 CITY AND STATE CASSELBERRY, FL
S/T/D	TRINDER, JEAN	1211 SEMORAN BLVD., #289 CITY AND STATE CASSELBERRY, FL
V/D	RUSSELL, JAMES	1211 SEMORAN BLVD #289 CITY AND STATE CASSELBERRY, FL
REGISTERED AGENT INFORMATION		
William H. Walker, III 11800 S.W. 147th Avenue Miami, FL 33196-2500		
DATE 6/22/90		
C. Philip Wallis President		
CERTIFICATE OF STATUS CERTIFIED		
An additional fee of \$3.00 is required for a Corporation of State.		

N26894

LOWNDES, DROSDICK, DOSTER, KANTOR & REED

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

218 NORTH EOLA DRIVE  
POST OFFICE BOX 6327  
ORLANDO, FLORIDA 32802-2809  
TELEPHONE (407) 822-4800  
TELECOMER (407) 822-4898

January 31, 1991

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Deer Run South Community Association, Inc.

Dear Madam or Sir:

Enclosed for filing with the Secretary of State are Articles of Amendment to the Articles of Incorporation for the above referenced corporation, together with a check from this law firm in the amount of \$87.50 to cover the cost of filing this document, \$35.00 of which represents the filing fee and \$52.50 for a certified copy of the Amendment.

Please send the certified copy to the undersigned at the address on this letterhead.

If you have any questions concerning this matter, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Name	ANAMH
Availability	
Document Examined	42/151
Initials	

Very truly yours,

Pattie M. Callahan

Pattie M. Callahan  
Legal Assistant to  
Charles C. Carrington

Enclosures

87-L5805  
12064/25646

C: Mr. Michael Sawruk

ARTICLES OF AMENDMENT  
TO THE ARTICLES OF INCORPORATION  
OF DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

Pursuant to the provisions of Section 617.018 of the Florida Statutes, DEER RUN SOUTH COMMUNITY ASSOCIATION, INC., a not-for-profit corporation, adopts the following Articles of Amendment to its Articles of Incorporation:

The name of the corporation is DEER RUN SOUTH COMMUNITY ASSOCIATION, INC.

The original Articles of Incorporation for the corporation were filed on June 10, 1988, and assigned Charter No. H26894.

By written consent of all the Directors of the corporation at a special meeting held on October 4, 1990, and approval by the Members of the corporation at the annual meeting held on November 30, 1990, said Directors and Members have agreed that the Articles of Incorporation of the corporation shall be amended:

Article I of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE I

NAME

The name of this corporation is EastWood Community Association, Inc.

Article XI of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE XI

AMENDMENT TO THE ARTICLES OF INCORPORATION

These Community Articles may be amended by the Members by two-thirds (2/3) of the votes of all the Voting Members at a duly called meeting of the Membership, provided that, as long as the Declarant, DRS Limited, a Florida limited partnership, owns a Lot, Dwelling Unit or Land Segment in the Properties, no such amendment may be made without the consent of the Declarant. No such Amendment shall materially affect or interfere with the rights of Owners or Lienors. Declarant shall have the right at any time within five (5) years from the date hereof to amend these

Articles to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions to these Articles for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration, the Veterans Administration, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation, so long as such amendments do not materially affect vested property rights of Owners, lienors, or mortgagees. Such Amendments need be executed and acknowledged by the Declarant only, and need not be approved by the Community Association, Owners, lienors and mortgagees of Lots, Dwelling Units or Land Segments, whether or not elsewhere required for amendments.

6. Article XII, Section A(2) is amended to read as follows:

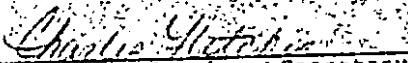
2. Class "B"

(a) The Class "B" Member shall be the Declarant, DRS Limited, a Florida limited partnership. The Class "B" Member shall be entitled to two votes for each Lot and Dwelling Unit or each Property Unit assigned to a Land Segment owned by it.

IN WITNESS WHEREOF, the President and Secretary of the corporation have executed these Articles of Amendment this day of October, 1991 on behalf of the corporation.

DEER RUN SOUTH COMMUNITY  
ASSOCIATION, INC.

By:   
Michael Sawruk, President

  
Charles Fletcher, Secretary

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me  
this 16 day of January, 1991 by Michael Sawruk,  
President, of Deer Run South Community Association, Inc., a  
Florida corporation, on behalf of the corporation.

*Michael A. Fletcher*

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXP. APR. 15, 1994

BONDED THRU GENERAL INS. LTD.

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me  
this 16 day of January, 1991 by Charles Fletcher,  
Secretary, of Deer Run South Community Association, Inc., a  
Florida corporation, on behalf of the corporation.

*Charles M. Fletcher*

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LAKE

MY COMMISSION EXPIRES NOVEMBER 16, 1994

BONDED THRU HUCKLEBERRY & ASSOCIATES

FILE NOW! CORPORATE STATUS WILL BE  
DELINQUENT AFTER JULY 1ST

CORPORATION

ANNUAL REPORT

1991



FLORIDA DEPARTMENT OF STATE  
Division of State  
Division of Corporations

Please instructions on Other Side Before Making Payment  
**FILING FEE OF \$61.25 REQUIRED**

DOCUMENT # N4684

EastWood Community Association  
1211 Semoran Blvd., Ste. 205  
Casselberry, FL 32707

Business address same as above or attach add'l info if different

Business name(s) changed

to do business in state

59-2969691

Business Account No.

\$6.75 Additional Fee required  
for a Certificate of Status

Business has Address

CERTIFICATE OF STATUS

P/D Michael Sawruk

1211 Semoran Blvd. Ste 205 Casselberry, FL

VP/D Andrew Pughe

1211 Semoran Blvd. Ste 205 Casselberry, FL

T/D C. Lawrence Schuler

1211 Semoran Blvd. Ste 205 Casselberry, FL

S/D Charles A. Fletcher

1211 Semoran Blvd. Ste 205 Casselberry, FL

**REGISTERED AGENT INFORMATION**

William H. Walker, III  
11800 S.W. 147th Ave.  
Miami, FL 33196-9500

Michael Sawruk  
1211 Semoran Blvd. Ste. 205

Casselberry

FL 32707

SIGNATURE  
President

6/05/91

SIGNATURE  
Michael Sawruk

6/05/91

President

407-367-3400

**FILING FEE OF \$61.25 REQUIRED. Make Checks Payable To: Secretary of State** **\$6.75 Additional Fee required  
for a Certificate of Status**

FILE NOW! CORPORATE STATUS WILL BE  
DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT

1992



RECEIVED FEB 10 1992

FILING FEE \$61.25, Make Payable To: Secretary of State

DOCUMENT #N26894 (8)

EASTHOOD COMMUNITY ASSOCIATION, INC.  
1211 SEMORAN BLVD.  
SUITE 205  
CASSELBERRY, FL 32707-6442

BUNDY STATE OF FLORIDA

2. A copy of the document filed by the corporation or association, or a copy of the instrument creating the corporation or association, or a copy of the certificate of status desired by the corporation or association.

31. PLANO AUTHORITY

32. PLANO APPROVAL

33. CERTIFIED COPY

34. CERTIFIED COPIES

35. DATE DOCUMENT RECEIVED

36. FEE DUE

06/10/1988

37. ADDITIONAL FEES REQUIRED  
FOR A CERTIFICATE OF STATUS

06/16/1991 59-2969691

38. CERTIFICATE OF STATUS DESIRED

P/D:	SABRUK, MICHAEL	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
V/P/D:	PUGHE, T. ANDREW	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
T/D:	SCHULER, C. LAWRENCE	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
S/D:	PLETCHER, CHARLES	1211 SEMORAN BLVD., #205	CASSELBERRY, FL
D/V/S:	RONALD H. SCHWARTZ	1211 SEMORAN BLVD., #205	CASSELBERRY, FL

REGISTERED AGENT INFORMATION

SABRUK, MICHAEL  
1211 SEMORAN BLVD.  
SUITE 205  
CASSELBERRY, FL 32707

39. ADDRESS	40. CITY	41. STATE
42. ZIP CODE	43. COUNTY	44. ZIP CODE
45. CITY	46. STATE	47. ZIP CODE
48. CITY	49. STATE	50. ZIP CODE
51. CITY	52. STATE	53. ZIP CODE
54. CITY	55. STATE	56. ZIP CODE
57. CITY	58. STATE	59. ZIP CODE
60. CITY	61. STATE	62. ZIP CODE
63. CITY	64. STATE	65. ZIP CODE
66. CITY	67. STATE	68. ZIP CODE
69. CITY	70. STATE	71. ZIP CODE
72. CITY	73. STATE	74. ZIP CODE
75. CITY	76. STATE	77. ZIP CODE
78. CITY	79. STATE	80. ZIP CODE
81. CITY	82. STATE	83. ZIP CODE
84. CITY	85. STATE	86. ZIP CODE
87. CITY	88. STATE	89. ZIP CODE
90. CITY	91. STATE	92. ZIP CODE
93. CITY	94. STATE	95. ZIP CODE
96. CITY	97. STATE	98. ZIP CODE
99. CITY	100. STATE	101. ZIP CODE

SIGNATURE

Michael Sabruk

Managing General Partner

6/17/92

407 677-4400

File Now, Filing Fee after May 1 is \$225.00

CORPORATION

1993

DOCUMENT # N26894 (8)

EASTWOOD COMMUNITY ASSOCIATION, INC.  
1211 SEMORAN BLVD STE 205  
CASSELBERRY FL 32707-6442

06/10/1988 : 06/24/1992

REG. FEE	ANNUAL REPORTS SETS - STATE CORP ACTN SUPPLEMENTAL	
100.00	MAN CHEC PAYABLE TO DEPARTMENT OF STATE	
2180 West S.R. 434	12124 High-Tech Avenue	
Suite 5000	Suite 300	
Longwood, FL 32779	Orlando, FL 32817	
USA	USA	

592969691 \$8.75

10. Name and Address of New Registered Agent

SAWRUK, MICHAEL  
1211 SEMORAN BLVD  
SUITE 205  
CASSELBERRY FL 32707

James W. Hart, Jr.  
Sentry Management, Inc.  
2180 West S.R. 434 Suite 5000  
Longwood, FL 32779 USA

P/D  
SAWRUK, MICHAEL  
1211 SEMORAN BLVD, #205  
CASSELBERRY, FL

D/V/S  
RONALD H. SCHWARTZ  
1211 SEMORAN BLVD, #205  
CASSELBERRY, FL

T/D  
SCHULER, C. LAWRENCE  
1211 SEMORAN BLVD, #205  
CASSELBERRY, FL

P/D  
Michael Sawruk  
12124 High-Tech Avenue, Suite 300  
Orlando, FL 32817  
D/V/S  
Pamela Romain  
12124 High-Tech Avenue, Suite 300  
Orlando, FL 32817

T/D  
C. Lawrence Schuler  
12124 High-Tech Avenue, Suite 300  
Orlando, FL 32817

SIGNATURE

Michael Sawruk

President

(407) 281-6466

FILE NOW! FILING FEE AFTER MAY 1 IS \$225.00

COOPERATION  
ANNUAL REPORT  
1994

EASTWOOD COMMUNITY ASSOCIATION, INC.

DOCUMENT #  
N26894 (8)

MAIL ADDRESS  
2120 W. S.R. 434  
SUITE 3000  
LONGWOOD FL 32779  
US

OFFICE ADDRESS  
12124 HIGH TECH AVE  
SUITE 300  
ORLANDO FL 32817  
US

2. Mailing Address  
3. Principal Place of Business  
4. State, City & Zip  
5. City & State  
6. County

7. Principal Place of Business  
8. State, City & Zip  
9. City & State  
10. County

9. Name and Address of Current Registered Agent

HART, JAMES W.  
SENTRY MANAGEMENT, INC.  
2190 WEST S.R. 434, SUITE 5000  
LONGWOOD FL 32779

11. Name and Address of New Registered Agent

12. Name  
13. Street Address P.O. Box Number & N.A. Attached  
14. City & State  
15. County  
16. Zip Code  
17. FL

18. Name and Address of New Registered Agent

19. Name  
20. Street Address P.O. Box Number & N.A. Attached  
21. City & State  
22. County  
23. Zip Code  
24. FL

11. I certify to the Commissioner of Corporations that I am the registered agent or attorney-in-fact for the corporation named above and do so under the pains and penalties of perjury. I further declare that the corporation is not subject to service of process in any other state or territory of the United States, except as provided by law.

12. CHANGING OFFICERS AND DIRECTORS

P.O.  
SAMRUK, MICHAEL  
12124 HIGH TECH AVE, SUITE 300  
ORLANDO FL

DIV  
ROMASH, PAMELA  
12124 HIGH TECH AVE, SUITE 300  
ORLANDO FL

DD  
SCHULER, C. LAWRENCE  
12124 HIGH TECH AVE, SUITE 300  
ORLANDO FL

13. CHANGING OFFICERS AND DIRECTORS

V/S/D  
BENGE, CATHERINE  
12124 HIGH TECH AVE, SUITE 300  
ORLANDO FL 32817

SIGNATURE:

C. Lawrence Schuler 3/10/94 467-261-6466