

CORPORATION INFORMATION  
SERVICES, INC.  
1001 HAYS STREET  
TALLAHASSEE, FL 32301  
904 222 9171  
904 222 0191 FAX

**CSO networks**

Mail To  
P.O. Box 5020  
Tallahassee, FL 32311

800-342-8086

**N95000000539**

25 FEB 1995

PROPERTY DOCUMENT

ACCOUNT NO. : 0721000000032

REFERENCE : 506168 00472A

AUTHORIZATION :

COST LIMIT : \$ 122.50

ORDER DATE : February 1, 1995

ORDER TIME : 03:18 AM

ORDER NO. : 506168

CUSTOMER NO: 00472A

CUSTOMER: Robert D. Sumner, Esq  
SUMNER & WARREN, P.A.

P. O. Drawer 1047

Dade City, FL 33526-1047

DOMESTIC FILING

**N95000000539**

NAME: MISSION VALLEY ESTATES  
PROPERTY OWNERS ASSOCIATION,  
INC.

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: J. L. K. K. K.

EXAMINER INITIALS

2. 3/13  
C/A

FILED  
95 FEB-2 10 11:30  
TALLAHASSEE, FL 32301

ARTICLES OF INCORPORATION OF  
MISSION VALLEY ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

FILED  
JUN 13 1973  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF PASCO, FLORIDA

The undersigned subscriber, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

ARTICLE I  
NAME

The name of this Corporation is MISSION VALLEY ESTATES PROPERTY OWNERS ASSOCIATION, INC. The mailing address and the principal office address of this Corporation is 7042 River Run Boulevard, Spring Hill, Florida 34607.

The Corporation is hereinafter sometimes referred to as the "Association".

ARTICLE II  
PURPOSES

The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purpose for which it is formed is to promote the health, safety and welfare of the property owners in that certain subdivision known as MISSION VALLEY ESTATES, legally described as follows, to-wit:

LOT 1:

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, for a POINT OF BEGINNING; thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 18 deg. 09'00", radius of 175.00 feet, chord bearing N-77 deg. 55'30"-W, 55.20 feet, thence along the arc of said curve, 55.44 feet, thence S-00 deg. 24'40"-W, 416.79 feet to the South line of said SW 1/4, thence along said line S-89 deg. 57'50"-E, 555.00 feet to the POINT OF BEGINNING; containing 5.01 acres more or less;

SUBJECT TO a perpetual right-of-way easement over the East 15.00 feet thereof;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 70 feet wide and lying 35.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence

leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon;

**LOT 2:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 18 deg. 09'00", radius of 175.00 feet, chord bearing N-77 deg. 55'30"-W, 55.20 feet, thence along the arc of said curve, 55.44 feet for a POINT OF BEGINNING; thence continue along a curve to the right with an angle of 31 deg. 51'00", radius of 175.00 feet, chord bearing N-52 deg. 55'30"-W, 96.03 feet, thence along the arc of said curve 97.28 feet, thence N-37 deg. 00'00"-W, 60.00 feet, thence S-50 deg. 43'35"-W, 824.81 feet to the Southwest corner of the E-1/2 of said SW 1/4, thence along the South line of said SW 1/4, S-89 deg. 57'50"-E, 748.25 feet to a point 580.00 feet West of the Southeast corner of said SW 1/4, thence N-00 deg. 24'40"-E, 416.79 feet to the POINT OF BEGINNING; containing 5.00 acres more or less;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 70 feet wide and lying 35.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon;

**LOT 3:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve, 152.72 feet, thence N-37 deg. 00'00"-W, 60.00 feet for a POINT OF BEGINNING; thence continue N-37 deg. 00'00"-W, 190.00 feet, thence N-26 deg. 00'00"-W, 63.00 feet, thence S-62 deg. 13'43"-W, 559.07 feet to the West line of the E-1/2 of said SW 1/4, thence along said line

N-89 deg. 13'44"-W, 471.00 feet to the Southwest corner of the E 1/2 of said SW 1/4, thence N-50 deg. 43'45"-E, 824.81 feet to the POINT OF BEGINNING; containing 5.01 acres more or less;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 70 feet wide and lying 35.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon.

**LOT 4:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve, 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 63.00 feet for a POINT OF BEGINNING; thence S-62 deg. 13'43"-W, 559.07 feet to the West line of the E-1/2 of said SW 1/4 at a point 470.00 feet North of the Southwest corner thereof, thence along said line N-00 deg. 13'44"-E, 752.00 feet, thence S-57 deg. 26'51"-E, 434.04 feet, thence S-26 deg. 00'00"-E, 287.00 feet to the POINT OF BEGINNING; containing 5.01 acres more or less;

SUBJECT TO existing jurisdictional easements and reservations;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 70 feet wide and lying 35.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon.

**LOT 5:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve, 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet for a POINT OF BEGINNING; thence N-57 deg. 26'51"-W, 434.04 feet to the West line of the E-1/2 of said SW 1/4, thence along said line N-00 deg. 13'44"-E, 114.14 feet to the North line of the South 210.00 feet of the NE 1/4 of said SW 1/4, thence along said line S-89 deg. 53'14"-E, 525.00 feet, thence S-00 deg. 13'44"-W, 210.00 feet, thence S-25 deg. 20'48"-W, 372.74 feet to the POINT OF BEGINNING; containing 5.00 acres more or less;

SUBJECT TO existing jurisdictional easements and reservations;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 70 feet wide and lying 35.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon.

**LOT 6:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet, thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve, 152.72 feet, thence N-37 deg. 00'00"-W, 135.00 feet for a POINT OF BEGINNING; thence continue N-37 deg. 00'00"-W, 115.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet, thence N-25 deg. 20'48"-E, 372.74 feet to the North line of the SE 1/4 of said SW 1/4 at a point 525.00 feet East of the Northwest corner thereof, thence along said line S-89 deg. 53'14"-E, 802.45 feet to the Northeast corner of the SE 1/4 of said SW 1/4, thence S-44 deg. 54'36"-W, 1047.27 feet to the POINT OF BEGINNING; containing 8.54 acres more or less;

SUBJECT TO existing jurisdictional easements and reservations;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 20 feet wide and lying 15.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N 89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00 feet, thence N-26 deg. 00'00"-W, 350.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described hereon.

**LOT 7:**

Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N-89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve, 152.72 feet, thence N-37 deg. 00'00"-W, 135.00 feet, thence N-44 deg. 54'36"-E, 1047.27 feet to the Northeast corner of the SE 1/4 of said SW 1/4, thence along the East line thereof S-00 deg. 11'40"-W, 471.56 feet to the North line of the South 13 acres of the W-1/2 of the SW 1/4 of the SE 1/4 of said Section 30, thence along said line S-89 deg. 57'50"-E, 139.00 feet to the Westerly right-of-way line of Old Mission Road (as now located), thence along said line along a curve concave Westerly with an angle of 04 deg. 14'22", radius of 340.00 feet, chord bearing S-29 deg. 17'29"-W, 25.15 feet, thence along the arc of said curve 25.16 feet, thence S-31 deg. 24'40"-W, 108.32 feet to the beginning of a curve concave Easterly with an angle of 31 deg. 00'00", radius of 650.00 feet, chord bearing S-15 deg. 54'40"-W, 347.41 feet, thence along the arc of said curve 351.68 feet, thence S-00 deg. 24'40"-W, 25.00 feet to the POINT OF BEGINNING; containing 9.45 acres more or less;

SUBJECT TO a perpetual right-of-way easement over the Easterly 15.00 feet thereof;

SUBJECT TO existing jurisdictional easements and reservations;

TOGETHER WITH the right of use and being also SUBJECT TO a non-exclusive easement for ingress-egress and utilities being 20 feet wide and lying 15.00 feet each side of the following described centerline: Commence at the Southeast corner of the SW 1/4 of Section 30, Township 24 South, Range 21 East, Pasco County, Florida, thence along the South line of said SW 1/4, N 89 deg. 57'50"-W, 25.00 feet to the Westerly right-of-way line of Old Mission Road as now located, thence along said line N-00 deg. 24'40"-E, 379.42 feet for a POINT OF BEGINNING; thence leaving said line N-87 deg. 00'27"-W, 501.44 feet to the beginning of a curve to the right with an angle of 50 deg. 00'00", radius of 175.00 feet, chord bearing N-62 deg. 00'00"-W, 147.91 feet, thence along the arc of said curve 152.72 feet, thence N-37 deg. 00'00"-W, 250.00

feet, thence N 26 deg. 00'00"-W, 450.00 feet to a POINT OF TERMINUS; said point being the center of a cul-de-sac having a radius of 45.00 feet and included in the easement as described herein;

and for this purpose to:

(a) own, acquire, build, operate, and maintain streets, roads, rights-of-way and lighting facilities incident thereto, drainage facilities, ditches, retention and detention ponds, landscape buffers, and recreation facilities (hereinafter referred to as the ingress-egress/utility easements), all for the benefit of the owners of the Properties within the subdivision known as **MISSION VALLEY ESTATES**, the said easements for ingress-egress and utilities being described in the legal description of each individual lot, being Lots One through Seven, and reflected on the overall survey of the subdivision;

(b) fix assessments (or charges) to be levied against the Properties within the subdivision known as **MISSION VALLEY ESTATES** (being Lots One through Seven), and/or the owners of the said properties;

(c) enforce any and all covenants, restrictions and agreements applicable to the properties within the subdivision known as **MISSION VALLEY ESTATES**;

(d) pay taxes, if any, and insurance on the properties consisting of the ingress-egress/utility easements and any other portions of the properties provided for in the recorded covenants and restrictions applicable to the properties within the subdivision known as **MISSION VALLEY ESTATES**;

(e) supplement municipal services;

(f) mortgage the properties consisting of the ingress-egress/utility easements;

(g) insofar 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 residents of the properties within the subdivision known as **MISSION VALLEY ESTATES**.

**ARTICLE III  
POWERS**

The powers of the Association shall include, but not be limited to, the following:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

2. The Association shall have all the powers and duties set forth in the covenants and restrictions recorded against the properties within the subdivision known as **MISSION VALLEY ESTATES**, in addition to all of the powers and duties reasonably necessary to own, operate, maintain, repair and replace the property consisting of the ingress-egress/utility easements, including all drainage facilities, ditches, retention and detention ponds, and to provide such services as are required for the benefit of the Owners of lots within the subdivision known as **MISSION VALLEY ESTATES** from time to time including, but not limited to, the following:

(a) To establish, levy and assess, and collect such assessments as may be necessary to operate the Association and carry on its activities, including operation and maintenance of the property consisting of the ingress-egress/utility easements, and to create such reserves for extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors;

(b) To purchase insurance upon the property consisting of the ingress-egress/utility easements and for the protection of the Association and its Members;

(c) To reconstruct improvements after casualty and to make additional improvements to the property consisting of the ingress-egress/utility easements;

(d) To promulgate and amend rules and regulations respecting the use of the property consisting of the ingress-egress/utility easements;

(e) To enforce by legal means the provisions of the covenants and restrictions recorded against the properties within the subdivision known as **MISSION VALLEY ESTATES**, these



Articles, the Bylaws of the Association and the Rules and Regulations of the Association;

(f) To contract for the management of the property consisting of the ingress-egress/utility easements and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the covenants and restrictions recorded against the properties within the subdivision known as **MISSION VALLEY ESTATES** to have approval of the Board of Directors of the membership of the Association;

(g) To contract for the management or operation of the property consisting of the ingress-egress/utility easements susceptible to separate management or operation;

(h) To employ personnel to perform the services required for proper operation and maintenance of the property consisting of the ingress-egress/utility easements;

(i) To adopt and establish Bylaws for the operation of the Association;

(j) To contract with public or private utility companies for purposes of providing utility services to the properties within the subdivision known as **MISSION VALLEY ESTATES**; and

(k) To require all the property owners to be members.

3. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the covenants and restrictions recorded against the properties within the subdivision known as **MISSION VALLEY ESTATES** and the Bylaws of the Association.

#### **ARTICLE IV MEMBERSHIP**

##### **1. Regular Membership:**

(a) Every person or entity who is or shall become a record owner of a fee or undivided fee interest in any Lot or Living Unit (as such terms are defined in the Declaration hereinafter described) which is or shall be subject to that certain Declaration of Protective Covenants and Deed Restrictions for **MISSION VALLEY ESTATES** (hereinafter called the "Declaration") shall be a Member of this Association from the date such Member acquires

record title to its living Unit or lot, 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.

(b) A change in Membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument establishing record title to a lot in **MISSION VALLEY ESTATES**. Upon the delivery to the Association of a recorded copy of such instrument, the owner designated by such instrument shall thereby become a Member of the Association, and the Membership of the prior owner shall at that time be terminated.

(c) The interest of any Member in the property consisting of the ingress-egress/utility or in the funds and assets of the Association cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as authorized by the Declaration, these Articles, or the Bylaws of the Association.

2. There shall not be more than one (1) voting member for each parcel of property and said member shall be entitled to one (1) vote for each parcel which he owns. A corporation or any individual with an interest in more than one (1) parcel may be designated the voting member for each parcel in which he owns an interest.

#### **ARTICLE V** **TERM**

The Corporation shall have perpetual existence.

#### **ARTICLE VI** **THE SUBSCRIBER**

The name and post office address of the subscriber of these Articles of Incorporation are as follows:

**HENRY W. BORREGO**  
10106 Woodsong Way  
Tampa, Florida 33618

#### **ARTICLE VII** **OFFICERS**

The Officers shall be a President, a Vice President, and a Secretary Treasurer.

The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	HENRY W. BORREGO 10106 Woodsong Way Tampa, Florida 33618
Vice President:	W. J. PASHLEY 7042 River Run Boulevard Spring Hill, Florida 34607
Secretary/Treasurer:	RANDY X. FERREIRA 13001 Gleneagles Place Riverview, Florida 33569

#### **ARTICLE VIII BOARD OF DIRECTORS**

The affairs of the Corporation shall be managed by a Board of not less than three Directors, who need not be members of the Association.

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

HENRY W. BORREGO  
10106 Woodsong Way  
Tampa, Florida 33618

W. J. PASHLEY  
7042 River Run Boulevard  
Spring Hill, Florida 34607

RANDY X. FERREIRA  
13001 Gleneagles Place  
Riverview, Florida 33569

Successor directors shall be appointed or elected in the following manner: PEN MORTGAGE CO., INC., a Florida corporation, as Developer of MISSION VALLEY ESTATES, shall appoint two (2) of the three (3) members of the Board of Directors, who shall serve at the pleasure of the Developer until the Developer has conveyed to third parties more than seventy-five percent (75%) of the developed lots. The other members of the Association shall elect the remaining member of the Board. At the first annual meeting following the conveyance of at least six (6) lots to third parties, the members of the Association, including Developer (if Developer is still the owner of any lands within the subdivision), shall elect the members of the Board by a plurality of the votes cast at the meeting. At the first election by the full membership of replacements for the directors appointed by Developer, the

directors shall be elected to staggered terms so that each year for the following three (3) years, the term of one (1) of the three (3) directors expires. Thereafter, all directors shall serve for three (3) years.

#### **ARTICLE IX** **RESIDENT AGENT**

The office and street address of the initial registered office of the corporation is 7042 River Run Boulevard, Spring Hill, Florida 34607, and the initial Registered Agent at such address is W. J. PASHLEY.

#### **ARTICLE X** **BYLAWS**

The Bylaws of the Corporation may be made, altered, amended or rescinded by seventy-five percent (75%) of the votes of all Members present in person or by proxy at a duly called meeting of the Membership; provided that those provisions of the Bylaws which are governed by these Articles of Incorporation may not be amended except as provided in these Articles of Incorporation.

#### **ARTICLE XI** **AMENDMENT TO THE ARTICLES OF INCORPORATION**

1. Proposals to any amendment to the Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alterations, amendment or rescission, shall be in writing, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary will give each voting member notice by a copy of the proposal and the time of the meeting at which such proposal will be voted upon. Such notice shall be given not less than fifteen (15) days prior to the date set for such meeting, and in a manner provided in the Bylaws.

2. Any voting member may waive any or all of the requirements of this Article as to notice of a proposal of change of these Articles, either before, at, or after a membership meeting at which a vote is taken to change these Articles.

3. These Articles may be amended by the Members by seventy-five percent (75%) of the votes of all the Members present in

person or by proxy at a duly called meeting of the Membership. Provided, however, that so long as the Developer owns a lot or living unit in the Properties, no such amendment may be made without the consent of the Developer; and provided further that no such amendment shall affect or interfere with vested property rights previously acquired by an owner or a first mortgagee.

**ARTICLE XII  
DEDICATION OF PROPERTIES OR TRANSFER  
OF FUNCTION TO PUBLIC AGENCY OR UTILITY**

The Corporation shall have the power to dispose of its real properties only as authorized under the recorded Declaration of Protective Covenants and Deed Restrictions applicable to **MISSION VALLEY ESTATES**.

**ARTICLE XIII  
DISPOSITION OF ASSETS UPON DISSOLUTION**

Upon dissolution of the Corporation, the assets, both real and personal, of the Corporation 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 Corporation. 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 Corporation. No such disposition of the Associations' properties shall be effective to divest or diminish any right or title to any Member vested in him under the recorded covenants and restrictions applicable to **MISSION VALLEY ESTATES** unless made in accordance with the provisions of such covenants and restrictions.

IN WITNESS WHEREOF, the said subscriber has hereunto set his hand and seal this 20th day of February, 1995.

Signed, Sealed and Delivered  
in the Presence of:

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

HENRY W. BORREGO

(SEAL)

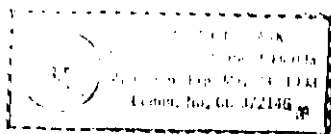
STATE OF FLORIDA

COUNTY OF PALM

The foregoing instrument was acknowledged before me this  
2nd day of February, 1998, by HENRY W. BORREGO, who:

I am personally known to me; or

He has produced *Florida Driver's License*  
as identification.



*Elizabeth J. Clark*  
(Signature of Notary Public)  
*Elizabeth J. Clark*  
(Printed or Typed Name of Notary)  
Notary Public - State of Florida  
Commission No. *CC 372146*  
My Commission Expires: *May 28, 1998*

95 FEB -3 11 11  
FILED

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

In pursuance of Chapter 48.091, Florida Statutes, the  
following is submitted in compliance with said Act:

First--That MISSION VALLEY ESTATES PROPERTY OWNERS  
ASSOCIATION, INC., desiring to organize under the laws of the State  
of Florida, with its principal office, as indicated in the articles  
of incorporation at City of Spring Hill, County of Hernando, State  
of Florida, has named W. J. PASHLEY, located at 7042 River Run  
Boulevard, City of Spring Hill, County of Hernando, State of  
Florida, as its agent to accept service of process within this  
state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above  
stated corporation, at the place designated in this certificate, I  
hereby accept to act in this capacity, and agree to comply with the  
provision of said Act relative to keeping open said office.

W. J. PASHLEY

February 2, 1995  
(Date)