



1000 Hays Street
Tallahassee, FL 32309
800-344-8086
19500002451

ACCOUNT NO. : 072100000032

REFERENCE : 602623 9017A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : May 22, 1995

ORDER TIME : 9:26 AM

ORDER NO. : 602623

CUSTOMER NO: 9017A

CUSTOMER: Dennis Stewart, Esq
STEWART & ASSOCIATES,
ATTORNEYS AT LAW, P.A.

630 S. State Road No. 7
Margate, FL 33068

RECEIVED
MAY 22 1995
TALLAHASSEE, FL 32309

NEED TODAY

RECEIVED
MAY 22 1995 15
DEPT. OF CORPORATION

DOMESTIC FILING

NAME: TERRACE OAKS HOMEOWNERS
ASSOCIATION, INC.

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: ~~Lori R. Dunlap~~

EXAMINER'S INITIALS: I. BROWN MAY 23 1995

FILED
95 MAY 22 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FL 32309

~~2/25 [Signature]~~



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 22, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: TERRACE OAKS HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W95000010724

We have received your document for TERRACE OAKS HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6932.

Teresa Brown
Corporate Specialist

Letter Number: 395A00025948

ARTICLES OF INCORPORATION

OF

TERRACE OAKS HOMEOWNERS ASSOCIATION, INC.
ASSOCIATION

FILED
95 MAY 22 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statute 617
(reference to statute under

_____ , the undersigned, all of whom are
which incorporation is sought)
residents of the State of Florida and all of whom
are of full age, have this day voluntarily associated themselves together for the
purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is TERRACE OAKS HOMEOWNERS
ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 102 Whiting Street,
Tampa, Florida, 33602.

ARTICLE III

Lennard A. Leighton, whose address is
c/o Seaboard Arbors Management Services, Inc.
1700 McMullen-Booth Road, #C-3, Clearwater, Fla., 34619, is hereby appointed
the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members
thereof, and the specific purposes for which it is formed are to provide for
maintenance, preservation and architectural control of the residence Lots and Common
Area within that certain tract of property described as:

SEE ATTACHED EXHIBIT "A"

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of Court of Hillsborough County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members,

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to covenants of record to assessment by the Association, including contract Sellers shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on December 31, 1999.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Dannia Stewart

630 S. State Road 7

Margate, Florida, 33068

Petty D. Jones

37435 Orango Valley Lane

Dade City, Florida, 33525

Willie J. Royal

4425 Iurino Circle, Tampa, Fla.,

At the first annual meeting the members shall elect three directors for a ³³⁶¹⁰ term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 17 day of FEBRUARY, 1995.

[Signature]
DENNIS STEWART
[Signature]
BETTY JONES
[Signature]
WILLIE J. ROYAL

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me this 17th day of February, 1995, personally appeared DENNIS STEWART, as President of FLORIDA COMMUNITY HOUSING ASSISTANCE CORP., who is personally known to me and who acknowledged that he executed the foregoing for the purposes expressed therein.

WITNESS my hand and seal as of the day and year first appearing above.

[Signature]
PATRICIA L SANDLIN



Commission Exp:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me the undersigned authority personally appeared BETTY JONES, who produced a FL D.C. as identification and who acknowledged that she executed the foregoing as her own voluntary act and deed for the purposes expressed therein.

WITNESS my hand and seal this 17th day of February, 1995.

[Signature]
Sandra G. Wilkerson
NOTARY PUBLIC

Commission Exp:



"OFFICIAL SEAL"
Sandra G. Wilkerson
My Commission Expires 9/3/96
Commission #CC 363372

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME the undersigned authority, personally appeared MILLIE J. ROYAL, who produced a FL D.C. as identification and who acknowledged that he executed the foregoing as his own voluntary act and deed for the purposes expressed therein.

WITNESS my hand and seal this 17th day of February, 1995.

Sandra G. Wilkerson
NOTARY PUBLIC

Commission Exp:



"OFFICIAL SEAL"
Sandra G. Wilkerson
My Commission Expires 9/3/98
Commission NCC 363372

EXHIBIT "A"

5009A E. Sligh Avenue, Tampa, Florida
5009B E. Sligh Avenue, Tampa, Florida
5009C E. Sligh Avenue, Tampa, Florida
5009D E. Sligh Avenue, Tampa, Florida
5011A E. Sligh Avenue, Tampa, Florida
5011B E. Sligh Avenue, Tampa, Florida
5011C E. Sligh Avenue, Tampa, Florida
5011D E. Sligh Avenue, Tampa, Florida
5013A E. Sligh Avenue, Tampa, Florida
5013B E. Sligh Avenue, Tampa, Florida
5013C K. Sligh Avenue, Tampa, Florida
5013D E. Sligh Avenue, Tampa, Florida
5015A E. Sligh Avenue, Tampa, Florida
5015B E. Sligh Avenue, Tampa, Florida
5015C E. Sligh Avenue, Tampa, Florida
5015D E. Sligh Avenue, Tampa, Florida
5017A E. Sligh Avenue, Tampa, Florida
5017B E. Sligh Avenue, Tampa, Florida
5017C E. Sligh Avenue, Tampa, Florida
5017D E. Sligh Avenue, Tampa, Florida
5019A E. Sligh Avenue, Tampa, Florida
5019B E. Sligh Avenue, Tampa, Florida
5019C E. Sligh Avenue, Tampa, Florida
5019D E. Sligh Avenue, Tampa, Florida
5021A E. Sligh Avenue, Tampa, Florida
5021B E. Sligh Avenue, Tampa, Florida
5021C E. Sligh Avenue, Tampa, Florida
5021D E. Sligh Avenue, Tampa, Florida
5023A E. Sligh Avenue, Tampa, Florida
5023B E. Sligh Avenue, Tampa, Florida
5023C E. Sligh Avenue, Tampa, Florida
5023D E. Sligh Avenue, Tampa, Florida
5025A E. Sligh Avenue, Tampa, Florida
5025B E. Sligh Avenue, Tampa, Florida
5025C E. Sligh Avenue, Tampa, Florida
5025D E. Sligh Avenue, Tampa, Florida
5027A E. Sligh Avenue, Tampa, Florida
5027B E. Sligh Avenue, Tampa, Florida
5027C E. Sligh Avenue, Tampa, Florida
5027D E. Sligh Avenue, Tampa, Florida
5202 E. Sligh Avenue, Tampa, Florida
5204 E. Sligh Avenue, Tampa, Florida
5206 E. Sligh Avenue, Tampa, Florida
5024 E. Sligh Avenue, Tampa, Florida
5026 E. Sligh Avenue, Tampa, Florida
5028 E. Sligh Avenue, Tampa, Florida
5030 E. Sligh Avenue, Tampa, Florida
5032 E. Sligh Avenue, Tampa, Florida
3601 51st Street, Tampa, Florida
3602 51st Street, Tampa, Florida
3603 51st Street, Tampa, Florida
3604 51st Street, Tampa, Florida

CERTIFICATE DESIGNATING (OR CHANGING) 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 OF THE FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED IN COMPLIANCE WITH SAID ACT.

FIRST that TERRACE OAKS HOMEOWNERS 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 the City of Tampa, County of Hillsborough and State of Florida, has named LENNARD A. LEIGHTON located at C/O Seaboard Arbors Management Services, Inc., 1700 McMullon-Booth Road, #C-3, Clearwater, Florida, 34619, 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 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. I HEREBY ACKNOWLEDGE that I am familiar with the duties and requirements to act as a Registered Agent.

Dated: 5/22/95

By: 

LENNARD A. LEIGHTON
Registered Agent

corp/blank.art/pls

FILED
95 MAY 22 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM

APPLICATION FOR REINSTATEMENT



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

APPROVED AND FILED

96 OCT 25 AM 9:46

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOCUMENT # N9500002451

1. Corporation Name

TERRACE OAKS HOMEOWNERS ASSOCIATION, INC.

Principal Place of Business

5202 E. Sligh Avenue #1
Tampa, Florida 33617

Mailing Address

102 Whiting Street
Suite 601
Tampa, Florida 33602

300001992543-4
-10/31/96--01080--006
***236.25 ***236.25

If above addresses are incorrect in any way, list through correct information and enter correction by:

2. New Principal Office Address, if Applicable

1. New Mailing Address, if Applicable

REINSTATEMENT

96

State, Apt. #, etc.

State, Apt. #, etc.

4. Date Incorporated or Qualified To Do Business in Florida

5-22-95

City & State

City & State

5. F.I.I. Number

Applied For

Not Applicable

Zip

Country

Zip

Country

6. CERTIFICATE OF STATUS DESIRED

\$8.75 Additional Fee required for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1. Title(s)	2. Name of Officers and/or Directors	3. Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4. City / State / Zip
D	ELLA JOHNSON	5202 E. Sligh Avenue #1	Tampa, Florida 33617
D	STEVE MCCORMICK	5107 E. Sligh Avenue #B	Tampa, Florida 33617
D	YVONNE BROOKS	5105 E. Sligh Avenue #A	Tampa, Florida 33617
D	CYNTHIA TELFARE	5025 E. Sligh Avenue #C	Tampa, Florida 33617
D	KENNETH ROLLOCK	5003 E. Sligh Avenue #A	Tampa, Florida 33617
D	JOEL MCNAIR	102 Whiting Street, #601	Tampa, Florida 33602

8. Name and Address of Current Registered Agent

9. Name and Address of New Registered Agent

Name
ELLA JOHNSON
Street Address (P.O. Box Number is Not Acceptable)
5202 E. Sligh Avenue, #1
State, Apt. #, Etc.
City
Tampa
State
FL
Zip Code
33617

10. I, being appointed to the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of Registered Agent

ELLA JOHNSON
ELLA JOHNSON

Date 10/22/96

11. Does this corporation pay any intangible tax to the Dept. of Revenue under S. 199.032, Florida Statutes. Yes No

(See other side for information on intangible tax.)

I hereby certify that the information supplied with this filing is voluntarily furnished and is true and correct for the exemption stated in Section 119.07(3)(k) Florida Statutes. I further certify that the information is true and correct for the exemption stated in Section 119.07(3)(k) Florida Statutes. In the event that the information supplied is deemed exempt from public access, I warrant that the information will be made available to the public upon request. I further certify that when filing this application, the corporation has been organized in compliance with the requirements of section 607.0401 or 617.0401, F.S., and that all fees owed by the corporation have been paid. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made by me.

SIGNATURE: *Joel McNaair*
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

10/24/96
Date

813-223-0077
Daytime Phone #

CR2049 (12/95)