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DOCUMENT TYPE: FLORIDA NON-PROFIT CORPORATION

NAME: POMELLO PARK RANCHES HOMEOWNERS' ASSOCIATION, INC.

FAX AUDIT NUMBER: H96000007398

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RECEIVED

ARTICLES OF INCORPORATION
OF
POMELLO PARK RANCHES
HOMEOWNERS' ASSOCIATION, INC.

FILED
95 MAY 24 PM 3:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I
Name and Address

The name of this corporation is **POMELLO PARK RANCHES HOMEOWNERS' ASSOCIATION, INC.**, hereafter sometimes called the "Association". The principal office and mailing address of this corporation shall be 502 48th Street Ct. E., Bradenton, Florida 34208.

ARTICLE II
Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to promote the health, safety and general welfare of the residents within all or any portion of **POMELLO PARK RANCHES**, a portion of an existing subdivision named Pomello Park, lying and being in Manatee County, Florida, and any additional phases of Pomello Park as may be brought within the jurisdiction of the Association by proper filing and recording in the Public Records of Manatee County, Florida of a Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") pertaining to any additional phase; and the Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by the Florida Not For Profit Corporation Act, *Florida Statutes*, chapter 617 (1995).

Notwithstanding anything in the above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1986, nor shall the Association engage in any other activity prohibited by such section, nor shall the Association engage in any other activity or perform any act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

Caleb J. Grimes, Esquire; Florida Bar No. 264636
Grimes, Goebel, Grimes & Hawkins, P.A.
1023 Manatee Avenue West
Bradenton, Florida 34205
(941) 748-0151; Fax: (941) 748-0158

ARTICLE III **Membership**

Every person or legal entity who holds legal title of record to a present fee simple interest in any residential lot being a part of POMELLO PARK RANCHES, and every person or legal entity who holds legal title of record to a fee simple interest in any residential lot being a part of any additional Phase of POMELLO PARK RANCHES provided that such Phase has come under the jurisdiction of the Association by the recordation of the Declaration or an appropriate amendment thereto among the Public Records of Manatee County, Florida (a "Lot Owner"), shall be a member of this Association. A Lot Owner of more than one such lot shall have one membership for each such lot owned by him. Membership shall be appurtenant to and may not be separated from ownership of any lot that is subject to the provisions of the Declaration.

ARTICLE IV **Corporate Existence**

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The Corporation shall exist perpetually.

ARTICLE V **Voting Rights**

This Association shall have two (2) classes of voting membership. The voting rights of each class of membership shall be set forth, and be governed by the bylaws of the Association.

ARTICLE VI **Board of Directors**

The business affairs of this Association shall be managed by a Board of Directors. The method of election or appointment of the Board of Directors shall be set forth, and be governed by the bylaws of the Association.

ARTICLE VII **Officers**

This Association shall have the officers described in its bylaws who shall be elected or appointed at such time and for such terms as is provided in the bylaws.

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ARTICLE VIII
Subscribers

The name and residence address of the subscriber to these Articles of Incorporation is as follows:

Thomas B. Brown, 502 48th Street Ct. E., Bradenton, Florida 34208.

ARTICLE IX
Initial Registered Office and Agent

The street address of the initial registered office of the Association is 1023 Manatee Avenue West, Bradenton, Florida 34205. The name of the initial registered agent of the Association is Caleb J. Grimes.

ARTICLE X
Amendment to Articles

These Articles of Incorporation may be amended as set forth in the *Florida Statutes*, as amended from time to time.

ARTICLE XI
Indemnity

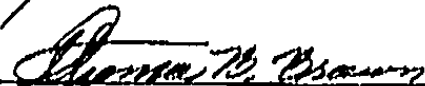
The corporation shall indemnify any person made a party or threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, pursuant to the provisions contained in the bylaws of the corporation.

ARTICLE XII
Interpretation

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions of these Articles shall be consistent with the provisions of the Declaration, and these Articles shall be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

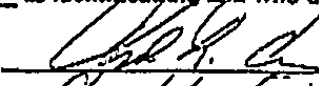
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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 24th day of May, 1996,


Thomas B. Brown

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 24th day of May, 1996, by Thomas B. Brown, who is X personally known to me, or who has produced as identification, and who did not take an oath.


Cheryl L. Erwin
(print name of notary)
Commission #:
Commission expires:



OFFICIAL SEAL
CHERYL L. ERWIN
My Commission Expires
July 23, 1996
Comm. No. CC 217812

DESIGNATION AND ACKNOWLEDGMENT OF REGISTERED AGENT

In pursuance of Chapter 48.091, *Florida Statutes*, the following is submitted:

That POMELLO PARK RANCHES HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office being located at 502 48th Street Ct. E., Bradenton, Florida 34208, as indicated in the Articles of Incorporation, has named Caleb J. Grimes, with Registered Office at 1023 Manatee Avenue West, Bradenton, FL 34205, as its agent to accept service of process within this state.

ACCEPTANCE

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby accept to such designation and agree to serve in compliance with all applicable Florida Statutes.

Dated this 24th day of May, 1996.


Caleb J. Grimes

C:\WPDOCS\POMELLO\ARTICLES\FPR\cjc\May 24, 1996