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September 24, 1996

96 OCT -3 AM 11:36

Corporate Recording Bureau
Divisions of Corporations
Florida Department of State
P.O. Box 6327
Tallahassee, Florida 32314

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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-10/03/96--01034--007
****122.50 ****122.50

We request you please file and forward to us a certified proposed copy of same enclosed Articles of Incorporation.

Enclosed is our check for \$122.50. This consists of \$35.00 Registered Agent form, \$52.50 for certified copy of Articles of Incorporation and \$35.00 filing fee.

Please forward certified copy to Carol Ward - 4615 John Moore Road - Brandon, Florida 33511-8033.

If you need any further information please call 813-654-4384.

Thank you,

Carol H Ward
Carol H. Ward

GH
10/8/96

EXHIBIT "A"

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ARTICLES OF INCORPORATION
OF
ARROW POINTE ESTATES/ DEER RUN ESTATES
HOMEOWNERS ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I. NAME

The name of the corporation is Arrow Pointe/ Deer Run Estates Homeowners Association, Inc., hereinafter called the "Association."

ARTICLE II. PRINCIPAL OFFICE

The principal office of the Association is located at 4615 John Moore Road, Brandon, Florida 33511. The Board of Directors of the Association may change the location of the principal office of said Association from time to time.

ARTICLE III. REGISTERED AGENT

Carol H. Ward, whose address is 4615 John Moore Road, Brandon, Florida 33511 is hereby appointed the initial registered agent of this Association.

ARTICLE IV. PURPOSE AND POWERS OF ASSOCIATION

W.L. Ward Development Corp., Inc., a Florida corporation and Wesley L. Ward ("Developers") has developed a residential subdivisions in Hillsborough County, Florida, known as Arrow Pointe Estates/ Deer Run Estates, the plat of which has been or will be recorded among the public records of Hillsborough County, Florida, which, together with any other residential subdivisions which the Developers or its successors or assigns may designate to be platted and whose lot owners are intended to be members of the Association, will be referred to hereinafter collectively as the (Subdivisions"). The Subdivisions will be subject to the terms of those certain Declaration of Covenants, Restrictions, Limitations and Conditions to be recorded in the public records of Hillsborough County, Florida, which will refer to the Association and which will be referred to in the Declarations and shall have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Declarations, shall have the power and authority to enforce the terms,

restrictions and other provisions of the Declarations. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivisions who are members of the Association.

In furtherance of such purposes, the Association shall have the power 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 the Declarations, as the same may be amended from time to time as therein provided, the terms of which Declarations are incorporated herein by reference;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declarations and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on 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) Have and to exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declarations and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declarations and referred to herein as "lot") in any of the Subdivisions shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Each Lot shall be entitled to one (1) vote exercised by the owner or owners at any meeting of members of the Association in accordance with the Bylaws.

ARTICLE VI. DURATION

The period of duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

ARTICLE VII. INCORPORATOR

The name and residence address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Carol H. Ward	4615 John Moore Road Brandon, Florida 33511

ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who, except for those Directors selected by the Developer, shall be members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: a President, Vice President, Secretary, and Treasurer. They shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

ARTICLE IX. INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

<u>NAME</u>	<u>ADDRESS</u>
Carol Ward	4615 John Moore Road Brandon, Florida 33511
Wesley L. Ward	4615 John Moore Road Brandon, Florida 33511
Cynthia St. John	10030 Ohio Avenue Thonotosassa, Florida 33592

ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3rds) of the membership existing at the time of, and present at such meeting. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Hillsborough County, Florida.

ARTICLE XII. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to 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.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these Articles of Incorporation this 25th day of September, 1996.

Carol H. Ward
CAROL H. WARD

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25th day of Sept, 1996, by CAROL H. WARD, who is personally known to me and who did not take an oath.

(AFFIX NOTARY SEAL)

Martha Juncal
NOTARY PUBLIC, STATE AT LARGE
Print Name:
My commission Expires:

ACCEPTANCE OF REGISTERED AGENT

OFFICIAL NOTARY SEAL
MARTHA JUNCAL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC200069
MY COMMISSION EXP. MAY 19, 1997

The undersigned hereby accepts the appointment as registered agent of ARROW POINTE/DEER RUN ESTATES HOMEOWNERS ASSOCIATION, INC., as set forth in the foregoing Articles of Incorporation.

DATED this 25th day of September, 1996.

Carol H. Ward
CAROL H. WARD
Registered Agent

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:
Arrow Pointe / Deer Run Estates Homeowners Association, Inc
2. The name and address of the registered agent and office is:
Carol H. Ward
4615 John Moore Rd
Brandon, FL 33511

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT

SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE
PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE
APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS
CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL
STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF
MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF
MY POSITION AS REGISTERED AGENT.

Carol H. Ward

September 24, 1996
Dated

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA