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January 29, 1998

Secretary of State
Post Office Box 6327
Corporations Division
New Filing Section
Tallahassee, FL 32314

FILED
98 JAN 30 AM 9:47
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

RE: Crystal Hills Mini Farms - Unit IV
Property Owner's Association, Inc.

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-01/30/98--01054--014
*****70.00 *****70.00

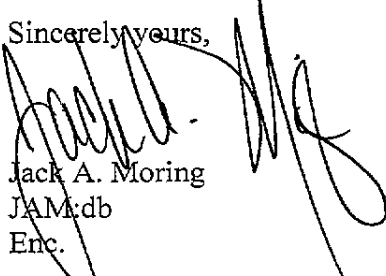
Gentlemen:

Enclosed please find an original and a duplicate copy of the Articles of Incorporation along with an Acceptance by Registered Agent for the above-named proposed corporation.

The duplicate copy of the Articles has been subscribed and acknowledged by the subscriber in the same manner as the original. Please endorse your approval of the Articles on the duplicate and return it to me.

My firm's check in the amount of \$70.00 to cover the filing fee and Acceptance by Registered Agent is enclosed. For the firm, I am

Sincerely yours,


Jack A. Moring
JAM:db
Enc.

cc: Crystal Hills Mini Farms - Unit IV
Property Owner's Association, Inc.

1

Jack Moring
AUTHORIZATION BY PHONE TO
CORRECT *RIA*
DATE *2-3-98*
DOC EXAM. *mm*

2-3-98
mm

ARTICLES OF INCORPORATION
OF
CRYSTAL HILLS MINI FARMS - UNIT IV
PROPERTY OWNER'S ASSOCIATION, INC.

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

The undersigned, acting as Incorporators of a corporation, pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation of such corporation:

Article One

The name of the corporation shall be Crystal Hills Mini Farms Unit IV Property Owner's Association, Inc. The principal place of business of the corporation shall be 5160 North Alabaster Drive, Hernando, Florida 34442.

Article Two

The period of the duration of this corporation is perpetual, unless dissolved according to law.

Article Three

The purposes for which the corporation is organized are as follows:

A) To enforce the restrictive covenants, easements, maintenance of roads, and drainage areas and other matters of record of all properties forming Unit IV of Crystal Hills Mini Farms, which are to be assigned to the corporation by Crystal Hills Property Owner's Association, Inc., and to be the Association referred to in the restrictive covenants, and to assess homeowners in accordance therewith.

B) To exercise all rights and powers conferred by the laws of the State of Florida upon non-profit corporations, including without limiting the generality of the foregoing, to acquire by request, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to

its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property for any of the purposes set forth herein.

C) To do such other things as are incidental to the purposes of the corporation or necessary or desirable in order to accomplish them.

Article Four

The qualifications for members and the manner of their admission are as follows:

A) The owner or owners of each parcel of property comprising Unit IV Crystal Hills Mini Farms shall be entitled to membership, on the basis of one vote per parcel.

B) When a member sells or conveys lands in Crystal Hills Mini Farms Unit IV, his or its fee titled interest shall pass voluntarily or involuntarily, in any manner whatsoever, the membership interest of such member whose title shall have passed, shall cease immediately and the party receiving such fee title interest shall thereupon be a member of this Association.

Article Five

A) The affairs of this Association are to be managed and controlled by a Board of Directors which shall duly elect the officers of the Association from the membership of the Board of Directors.

B) The members of the Board of Directors shall be elected by the members of the Association at its annual meeting to be held in September of each year and Notice thereof shall be given to each property owner of record at the last address carried on the books of the Association.

C) Other than the initial term as herein specified, all members of the Board of Directors shall serve a term of three (3) years, the term of approximately one-third of the total membership of the Board of Directors expiring each year.

D) The number constituting the initial Board of Directors of the corporation is three, and the

names and addresses of the persons who are to serve initially until the organization meeting are:

Deborah L. McLaughlin, 5160 N. Alabaster Drive, Hernando, Florida 34442

Susan Bungo, 5086 N. Alabaster Drive, Hernando, Florida 34442

Tammy Williams, 5175 N. Alabaster Drive, Hernando, Florida 34442

Article Six

This corporation is organized under non-stock basis.

Article Seven

A) The officers of the Association shall be a President, Vice President and Secretary-Treasurer, and such additional and assistant officers as may be elected.

B) The duties of the officers shall be prescribed by Florida law and in the By-Laws of the Association.

C) Any office may be created and filled and vacancies in offices may be filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

Article Eight

The By-Laws of the Association shall be made, altered and amended by the membership, upon notice, at any annual meeting upon the affirmative vote of a majority of the members present at such meeting, or the By-Laws may be made, altered, and amended by the Board of Directors upon the affirmative vote of two-thirds of the members of the Board of Directors. Written notice of the changes proposed shall be given to all members or Board members, as the case may be, at least ten (10) days in advance of the meeting date at which such proposed changes may be acted upon.

Article Nine

Amendments to the Articles of Incorporation and/or the restrictive covenants may be

proposed by any member of the Association and may be adopted upon the affirmative vote of the majority of members. Written notice of the changes proposed shall be given to all members, at least ten (10) days in advance of the meeting date at which such proposed changes may be acted upon.

Article Ten

The name and address of the Incorporator/Registered Agent is:

Deborah L. McLaughlin, 5160 N. Alabaster Drive, Hernando, Florida 34442.


IN WITNESS WHEREOF, the undersigned Incorporator(s) have executed these Articles of Incorporation on this 29th day of January, 1998.


DEBORAH L. McLAUGHLIN

**STATE OF FLORIDA
COUNTY OF CITRUS**

BEFORE ME, a Notary Public, personally appeared DEBORAH L. McLAUGHLIN, to me well known to be the person described as the Incorporator and who executed the foregoing Articles of Incorporation, and who acknowledged before me that she subscribed to these Articles of Incorporation on the 29th day of January, 1998. DEBORAH L. McLAUGHLIN is personally known to me or produced FLDL#m242-172-57-718-0 as identification.

My Commission Expires:


Notary Public



DEBRA ANN BRINSON
My Commission CC443047
Expires Mar. 26, 1999
Bonded by HAI
800-422-1555

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above-named corporation, at the place designated in these Articles of Incorporation, I hereby accept and act in this capacity, and agree to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping the designated office open.

Deborah L. McLaughlin
DEBORAH L. McLAUGHLIN

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