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From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305)672-0686  
Fax Number : (305)672-9110

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**FLORIDA NON-PROFIT CORPORATION**

**Lutz/Lake Fern Neighborhood Groups, Inc.**

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## ARTICLES OF INCORPORATION

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

### Article I. Name

The name of this Florida not-for-profit corporation is:  
Lutz/Lake Fern Neighborhood Groups, Inc.

### Article II. Address

The mailing address of the Corporation is:  
Lutz/Lake Fern Neighborhood Groups, Inc.  
1315 Anglers Lane  
Lutz FL 33546

### Article III. Purpose

The Corporation is organized exclusively to engage in all lawful acts or activities for which Florida not-for-profit corporations may be organized, including one or more of the following purposes: title holding corporations pursuant to Code Section 501(c)(2); civic league or organization operating exclusively for the promotion of social welfare pursuant to Code Section 501(c)(4); labor, agricultural or horticultural organization pursuant to Code Section 501(c)(5); business league, chamber of commerce, real estate board, or board of trade pursuant to Code Section 501(c)(6); or club organized for pleasure, recreation and other nonproftable purposes pursuant to Code Section 501(c)(7); fraternal beneficiary societies providing life, sick, accident or other benefits pursuant to Code Section 501(c)(8); voluntary employees' beneficiary associations pursuant to Code Section 501(c)(9); domestic fraternal societies not providing life, sick, accident or other benefits pursuant to Code Section 501(c)(10); benevolent life insurance associations, mutual ditch or irrigation companies, mutual or cooperative telephone companies, or like organizations pursuant to Code Section 501(c)(12); cemeteries, crematoria, and like corporations pursuant to Code Section 501(c)(13); mutual insurance companies or associations, other than life or marine pursuant to Code Section 501(c)(15); a post, organization or auxiliary unit of past or present members of the Armed Forces of the United State pursuant to Code Section 501(c)(19); organization for prepaid group legal services pursuant to Code Section 501(c)(20); title holding corporations pursuant to Code Section 501(c)(25). All references to "Code" are to the Internal Revenue Code of 1986 as amended or to corresponding provisions of future federal tax legislation.

### Article IV. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than three directors. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation, but may never be less than three. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law. The name of each initial member of the Corporation's Board of Directors is:

Janet Wilson  
Larry Padgett  
Joel R. Epperson

Joel R. Epperson | FL Bar Member 218340  
Epperson & Associates, P.A.  
1719 W. Kennedy Boulevard  
Tampa FL 33606  
813-258-0550

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Article V. Membership

All persons interested in the purposes of the Corporation are eligible for membership in the Corporation if they are capable of contributing to the achievement of those purposes and the effective operation of the Corporation, and if they comply with the requirements established from time to time in the Bylaws. Members shall have no voting rights or other rights except as provided in the Bylaws.

Article VI. Limitations

No part of the net earnings of the Corporation shall inure to the benefit of (or be distributable to) its directors, officers, members or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of any of its purposes.

Article VII. Registered Agent

The name and address of the registered agent of the Corporation is:

Corporate Creations Enterprises Inc.  
4521 PGA Boulevard #211  
Palm Beach Gardens FL 33418

Article VIII. Incorporator

The name and address of the incorporator is:

Joel R. Epperson  
Epperson & Associates, P.A.  
1719 W. Kennedy Boulevard  
Tampa FL 33606

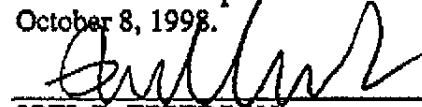
Article IX. Dissolution

Upon the dissolution or winding up of the Corporation, the assets remaining after payment (or provision for payment) of the Corporation's debts and liabilities shall be distributed pursuant to the Corporation's plan of distribution of assets.

Article X. Corporate Existence

The corporate existence of the Corporation shall begin effective as of October 2, 1998.

The authorized representative of the incorporator executed these Articles of Incorporation on October 8, 1998.



JOEL R. EPPERSON

by L.A. Uriarte as attorney-in-fact

Joel R. Epperson | FL Bar Member 218340  
Epperson & Associates, P.A.  
1719 W. Kennedy Boulevard  
Tampa FL 33606  
813-258-0550

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**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/OFFICE**

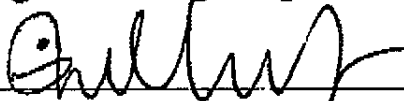
**CORPORATION:**

**Lutz/Lake Fern Neighborhood Groups, Inc.**

**REGISTERED AGENT/OFFICE:**

**Corporate Creations Enterprises Inc.  
4521 PGA Boulevard #211  
Palm Beach Gardens FL 33418**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



**Corporate Creations Enterprises Inc.  
Luis A. Uriarte, Vice President**

**Date: October 8, 1998**

**Joel R. Epperson | FL Bar Member 218340  
Epperson & Associates, P.A.  
1719 W. Kennedy Boulevard  
Tampa FL 33606  
813-258-0550**

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