

N99000006135

Law Offices of
T. MICHAEL WOODS

T. Michael Woods
David R. Woods

731 North Garland Avenue
Suite 202
Orlando, Florida 32801
Telephone (407) 481-2993
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October 14, 1999

Commercial Real Estate Law
Business Law
Wills and Probate

Doris Brown
Document Specialist
Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

600002979726--7
-09/07/99--01099--003
*****35.00 *****35.00

Re: Articles of Incorporation: Woods Crossings Property Owners' Association, Inc.
Ref. Number: W99000021129

Dear Ms. Brown:

600002979726--7
-10/18/99--01070--001
*****35.00 *****35.00

Enclosed please find:

- One original and one copy of the revised above-referenced Articles (Articles have been revised per Section 617.0803, Florida Statutes, requiring that the board of directors never have fewer than three directors;
- Check number 2619 in the amount of \$35.00 representing balance due as stated in your letter of September 14, 1999; and
- Copy of your letter.

Please provide your receipt and acknowledgment of filing.

If you have any questions, please contact the undersigned.

Sincerely,

Ann W. Bray

Ann W. Bray
Real Estate Paralegal

:awb
Enclosures

FILED
99 OCT 18 PM 12:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

789,2565,2295,2550

W99-21129

D. BROWN OCT 18 1999



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

September 14, 1999

BARBARA W. RYON
T. MICHAEL WOODS, ESQ.
731 N. GARLAND AVE., STE. 202
ORLANDO, FL 32801

SUBJECT: WOODS CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC.
Ref. Number: W99000021129

We have received your document for WOODS CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

We have received your document for WOODS CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

There is a balance due of \$35.00.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of 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 (850) 487-6972.

Doris Brown
Document Specialist

Letter Number: 399A00045248

ARTICLES OF INCORPORATION
OF
WOODS CROSSING PROPERTY OWNERS' ASSOCIATION, INC.
A Florida Corporation Not for Profit

FILED
99 OCT 18 PM 12:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, desiring to form a corporation under the laws of the State of Florida, does hereby accept all of the rights and privileges, benefits and obligations conferred and imposed by said laws and does hereby adopt the following Articles of Incorporation as the Charter of the Corporation hereby organized.

ARTICLE I

NAME

The name of the corporation shall be Woods Crossing Property Owners' Association, Inc.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of this corporation shall be 1554 Litchem Road, Apopka, Florida 32712.

ARTICLE III

DURATION

This corporation shall have perpetual existence, commencing upon the filing of these Articles of Incorporation with the Department of State, State of Florida.

ARTICLE IV

PURPOSES

This Corporation is organized for the purpose of engaging in any lawful purposes or purposes not for pecuniary profit permitted to a corporation organized under the Florida Not For Profit Corporation Act, as in effect from time to time; and specifically to hold title to real property owned by the Association, to develop and maintain said property for the benefit of the

members of the Association, to collect and pay ad valorem taxes thereon, to levy, collect, and enforce assessments for the actual costs of such activities in accordance with the By-Laws of the Association.

ARTICLE V

POWERS

The Corporation shall have all the powers set forth in the Florida Not For Profit Corporation Act, as in effect from time to time, and including but not limited to the following powers, all of which shall be exercised exclusively in connection with the promoting or carrying out of the purposes of the Corporation:

(a) to undertake, either alone or in conjunction or cooperation with others, any lawful acts and things and engage in any and all lawful activities which may be necessary, useful, suitable or desirable for the furtherance of any or all of the purposes for which the Corporation is organized and to aid or assist other organizations, the activities of which are such as to further any of such purposes;

(b) to operate, maintain and manage the surface water or storm water management systems in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration of covenants and Restrictions which relate to the surface water or storm water management systems.

ARTICLE VI

INITIAL REGISTERED AGENT AND STREET ADDRESS

The street address of the initial registered office of this Corporation is 731 North Garland Avenue, Suite 202, Orlando, Florida 32801. The name of the initial Registered Agent of the Corporation at that address is T. Michael Woods.

ARTICLE VII

MANNER OF ELECTION OF DIRECTORS

This corporation shall have three directors initially, who will serve until replaced, or as otherwise provided by the By-Laws as may be adopted by the Directors. The Directors shall manage the operations of the Corporation. The names and addresses of the initial Directors of this Corporation are:

T. Michael Woods, 731 North Garland Avenue, Ste.
202, Orlando, Florida 32801

David R. Woods, 731 North Garland Avenue,
Ste. 202, Orlando, Florida 32801

Kenneth L. Wood, 2078 South Orange Blossom Trail,
Apopka, Florida 32703

The number of directors may be increased or decreased from time to time by action by the Board of Directors or as may be provided in the By-Laws, but in no event shall the number of Directors at any time be less than required under the Florida Not For Profit Corporation Act in effect from time-to-time.

ARTICLE VIII

INCORPORATORS

The names and street addresses of the incorporator for these Articles of Incorporation and the initial officers of the Corporation are as follows:

Incorporator: T. Michael Woods, 731 North Garland Avenue, Suite 202,
Orlando, Florida 32801

President and Secretary: T. Michael Woods

ARTICLE IX

PROSCRIBED ACTIVITIES

Section 1. The Corporation is nonprofit and in no event shall any part of its net earnings inure to the benefit of, or be distributable to any of its members, Directors or officers, or to 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 the purposes for which the Corporation is organized.

Section 2. The Corporation shall not have or issue shares of stock or pay dividends.

ARTICLE X

DISSOLUTION OF THE CORPORATION

In the event of termination, dissolution, or final liquidation of the Corporation, a plan of distribution of the assets shall be adopted in accordance with the laws of the State of Florida, and shall provide for the distribution of the Corporation's assets remaining, after the payment of all its debts and obligations, in accordance with the provisions of the Florida Not For Profit Corporation Act and as may be provided in the By-Laws.

Any plan for termination, dissolution, or final liquidation of the Association shall provide that the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

The undersigned incorporator has executed these Articles of Incorporation this the 14th day of October, 1999.


T. Michael Woods, Incorporator

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this 14th day of October 1999, by
T. Michael Woods. He is personally known to me or has produced
_____ as identification.



Clara W Bray
My Commission CC847793
Expires June 20, 2003

Clara W Bray
Print Name: Clara W Bray
NOTARY PUBLIC
Commission Number:

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 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 Woods Crossing Property Owners' Association, Inc.

2. The name and address of the registered agent and office is: T. Michael Woods, 731 North Garland Avenue, Orlando, Florida 32801.

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.

A handwritten signature of T. Michael Woods in dark ink.

T. Michael Woods

10/14/99
Date

FILED
99 OCT 18 PM 12:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA