

P97000070574

Richard H. Langley
ATTORNEY AND COUNSELLOR AT LAW
700 ALMOND STREET
P.O. BOX 120188
CLERMONT, FLORIDA 34712-0188
(352) 394-4025 FAX (352) 394-1604

August 12, 1997

Secretary of State
Corporate Division
P O Box 6327
Tallahassee, Florida 32314

400002266764--2
-08/14/97--01041--009
****122.50 ****122.50

RE THE TOWNHOMES OF SOUTHERN VILLAS SUBDIVISION
ASSOCIATION, INC

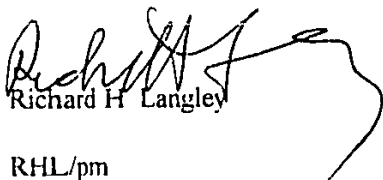
Dear Sir

Enclosed herewith please find the following in regards to the above referenced

- 1 Articles of Incorporation, original and one copy,
- 2 Resident's Agent form, duly executed,
- 3 Check in the amount of \$122.50 for filing fee

If the enclosed meets with your approval, please register this corporation and return the certified copy of the Articles to me at your earliest convenience.

Sincerely,


Richard H. Langley

RHL/pm

Enclosures

AUG 14

BSB

FILED
AUG 14 PM 1:51

**ARTICLES OF INCORPORATION
OF
THE TOWNHOMES OF SOUTHERN
VILLAS SUBDIVISION ASSOCIATION, INC.**

FILED

97 AUG 14 PM 1:51

TALLAHASSEE, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, have on this day voluntarily associated ourselves together for the purpose of forming a corporation under the Laws of the State of Florida, and to that end, do hereby adopt Articles of Incorporation, as follows:

ARTICLE I.

The name of the proposed corporation shall be THE TOWNHOMES OF SOUTHERN VILLAS SUBDIVISION ASSOCIATION, INC.

ARTICLE II.

The general nature of the business to be transacted by said corporation, and the purpose and purposes for which and for any of which this corporation is formed, is to do any and all of the things allowed by the Statutes of the State of Florida, as well as those herein set forth, to the same extent, as natural persons might or could, to-wit:

To do any and all things allowed by the Statutes of the State of Florida.

ARTICLE III.

The capitol stock of this corporation shall consist of ONE HUNDRED SHARES (100) of common \$10.00 par value stock. All stock shall be payable in lawful money of the United States of America, or property, labor or services at a just valuation to be fixed by the Directors.

In case a stockholder desires to sell his share of stock, he must offer them for sale to the remaining stockholders at a figure to be determined by appraisal by arbitrators to be selected in the manner provided for in, and subject to, the transfer restrictions contained in the By-Laws of the corporation.

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. John's River Water Management District permit number 420691007NMERP 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 stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV.

The amount of the capital with which this corporation shall begin is more than FIVE HUNDRED (\$500.00) DOLLARS.

ARTICLE V.

This corporation is to have perpetual existence in the State of Florida.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater 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.

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE VI.

Easement for Access and Drainage

The Association shall have a perpetual non-exclusive easement over all areas of the surface water or stormwater management system for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the surface water or stormwater management system, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or stormwater management District Permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

Any amendment to the Covenants and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants and Restrictions which relate to the maintenance, operation and repair of the surface water or stormwater management system.

The Developer has constructed a Drainage Sale upon each lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each lot owner, including builders, shall be responsible for the maintenance, operation and repair of swales on the lot. Maintenance, operation and repair shall mean the exercise of practices such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. NO alteration of the drainage Sale shall be authorized and any damage to any drainage sale, whether caused by natural or human-induced phenomena, shall be repaired and the drainage sale returned to its former condition as soon as possible by the owner(s) of the lot(s) upon which the drainage sale is located.

ARTICLE VII.

The initial post office address of this corporation in the State of Florida is: 905 Janmar Court, Clermont, Florida 34711. The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE VIII.

This corporation shall have two (2) directors initially. The number of Directors may be increased or diminished from time to time by By-Laws adopted by stockholders.

ARTICLE IX.

The names and addresses of the members of the first Board of Directors are:

NAMES:

FRANK GAMMON

JOE CAMPUS

SUSAN NORTHCUTT

ADDRESSES:

905 Janmar Court
Clermont, Florida 34711

905 Janmar Court
Clermont, Florida 34753

905 Janmar Court
Clermont, Florida 34753

ARTICLE X

The names and post office addresses of the subscribers to these Articles of Incorporation, and the number of shares taken, are as follows:

<u>NAMES:</u>	<u>ADDRESSES:</u>	<u>SHARES:</u>
FRANK GAMMON	905 Janmar Court Clermont, Florida 34711	10
JOE CAMPUS	905 Janmar Court Clermont, Florida 34711	10

ARTICLE XI.



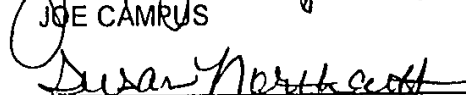
The initial officers of this corporation shall be:

<u>NAMES:</u>	<u>ADDRESSES:</u>	<u>OFFICE:</u>
FRANK GAMMON	905 Janmar Court Clermont, Florida 34711	President
JOE CAMPUS	905 Janmar Court Clermont, Florida 34711	Secretary
SUSAN NORTHCUTT	905 Janmar Court Clermont, Florida 34711	

ARTICLE XII.

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by a three-quarters majority of the stock entitled to vote thereon, unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned have made and subscribed these Articles of Incorporation at Clermont, Lake County, Florida, this 24th day of July, 1997.


FRANK GAMMON

JOE CAMRUS

SUSAN NORTHCUTT

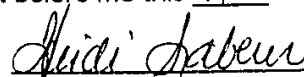
STATE OF FLORIDA

COUNTY OF LAKE

SUBSCRIBED AND SWORN before me this 24th day of July, 1997.



HEIDI SABEUR
My Commission CC41608:
Expires Oct. 25, 1998
Bonded by ANB
800-852-5878


NOTARY PUBLIC

Heidi Sabeur
(PRINTED NAME OF NOTARY)

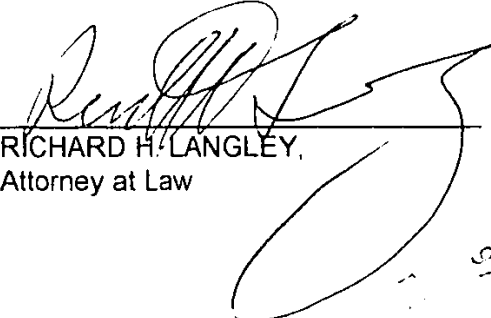
**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, the following
is submitted.

THE TOWNHOMES OF SOUTHERN VILLAS SUBDIVISION ASSOCIATION,
INC., desiring to organize or qualify under the Laws of the State of Florida, with its
principal place of business in the City of Mascotte, Lake County, Florida, has named
RICHARD H. LANGLEY, ESQUIRE, 700 Almond Street, Clermont, Florida, 34711, as
its Resident Agent to accept service of process within Florida.

Having been named to accept service for the above stated corporation, at the
place designated in this certificate, I hereby agree to act in this capacity, and I further
agree to comply with the provisions of all statutes relative to the proper and complete
performance of my duties.

Dated: 7/25/97


RICHARD H. LANGLEY,
Attorney at Law

97 JUL 14 PM 11:51