

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of WOODBURY PARK HOMEOWNERS ASSOCIATION, INC., a Florida corporation, filed on August 19, 1996, as shown by the records of this office.

The document number of this corporation is N96000004305.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capitol, this the
Nineteenth day of August, 1996



CR2EO22 (2-95)

Sandra B. Northam

Sandra B. Northam
Secretary of State

ARTICLES OF INCORPORATION OF
WOODBURY PARK HOMEOWNERS ASSOCIATION, INC.

(a corporation not for profit)

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FILED
TALLAHASSEE, FLORIDA

The undersigned subscribers and directors hereby file the Articles of Incorporation of
WOODBURY PARK HOMEOWNERS ASSOCIATION, INC., pursuant to §617.02, Fla. Stat.

ARTICLE I

The name of the Corporation shall be WOODBURY PARK HOMEOWNERS ASSOCIATION, INC. and its mailing address shall be 257 Plaza Drive, Unit D, Oviedo, Florida 32765.

ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate the common areas and recreational facilities not for profit but solely for the mutual advantages of the members, to present a unified effort to the members in protecting the value of the property of the members in Woodbury Park, Orange County, Florida; and to engage in such other activities in Woodbury Park, according to the plat thereof to be recorded in the Public Records of Orange County, Florida.

(1) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Restrictions on Real Estate, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Comptroller, Orange County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(2) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses in connection therewith and all office and other expenses incident to the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association.

(3) 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 Club Association;

(4) Borrow money, and with the assent of two-thirds (2/3) of each class of members,

mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(5) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(6) Participate in mergers and consolidations with other non-profit organizations organized for the same purposes or annex additional residential property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members, and shall be approved by the Veteran's Administration or the Federal Housing Administration where such approval is required by the Declaration.

(7) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE III

The members of the Corporation shall be limited to owners of lots in Woodbury Park, according to the Plat thereof to be recorded in the Public Records of Orange County, Florida, and owners of any subsequent lots which may be annexed to that certain Declaration of Covenants and Restrictions to be recorded in the Public Records of Orange County, Florida. Every person or entity who is a record owner of a free or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Article I of the Declaration to be recorded in the Public Records of Orange County, Florida provides for this Association, and said Declaration is incorporated herein as set forth at length.

ARTICLE IV

This Corporation shall have perpetual existence.

to veto amendments while there is a Class B membership.

ARTICLE IX

The names of the persons constituting the first Board of Directors and who will serve until the first election are:

Kenneth Lawrence White
257 Plaza Drive, Unit D
Oviedo, Florida 32765

William D. Rigsby
257 Plaza Drive, Unit D
Oviedo, Florida 32765

Elsie M. Tracy
257 Plaza Drive, Unit D
Oviedo, Florida 32765.

ARTICLE X

The name and street address of the incorporator of these Articles of Incorporation is Scott D. Clark, 369 N. New York Avenue, Third Floor, Winter Park, Florida 32789.

ARTICLE XI

Amendments to the Articles of Incorporation may be proposed by any member and adopted by a seventy-five percent (75%) vote thereof.

ARTICLE XII

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XIII

So long as there is a Class B membership, the following actions will require the prior approval of the FHA or VA: annexation of additional properties, mergers and consolidations, mortgaging or common areas, dedication of common area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, the undersigned have subscribed their names respectively to the Articles of Incorporation of WOODBURY PARK HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, this 9th day of August, 1996.

Scott D. Clark

Scott D. Clark
Incorporator

SWORN TO AND SUBSCRIBED before me this 9th day of August, 1996, by SCOTT D. CLARK

- who is personally known, or
- who has produced _____ as identification.

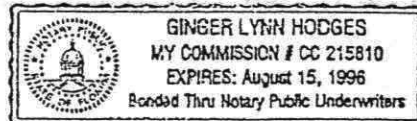
Ginger Lynn Hodges

Printed name: _____

Notary Public - State of Florida at Large

Commission Number: _____

My Commission expires: _____



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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That WOODBURY PARK HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation has named Scott D. Clark, located at 369 N. New York Avenue, Third Floor, City of Winter Park, County of Orange, State of Florida, as its agent to accept service of process within this state.

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

DATED: August 9, 1996.



Scott D. Clark

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA