

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on January 12, 1989, as shown by the records of this office.

The document number of this corporation is N30166.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 12th day of January, 1989.



CR2EO22 (6-88)

Jim Smith
Secretary of State

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Jennifer Wickets 04-11-89

ARTICLES OF INCORPORATION

OF

WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.

A Florida Corporation Not For Profit

The undersigned incorporator by these Articles associate himself for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopt the following Articles of Incorporation.

ARTICLE I
NAME

The name of this corporation is WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association", these Articles of Incorporation as the "articles" and the bylaws of the association as the "bylaws."

ARTICLE II
TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III
PURPOSE

The purposes and objects of the corporation are such as authorized under Chapter 617 of the Florida Statutes and specifically include the ownership, maintenance, preservation, administration and management of certain lands and improvements serving homeowners in the development known as WINDERMERE GARDEN VILLAS, located in Citrus County, Florida.

RANNEN, STILLWELL
& PERRIN, P. A.
POST OFFICE BOX 250
NEW BANK OF
INVERNESS BUILDING
HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 32651-0250

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JENNIFER VIGORANO 04-11-89

This corporation is organized and operated solely for administration and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expense and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessment that would otherwise be required in the following year.

ARTICLE IV
MEMBERS

The qualifications of members and the manner of their admission shall be as regulated by the bylaws.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 117 U.S. Highway 41 South, Inverness, Florida and the initial registered agent of this corporation at that address is RICHARD DIXON.

BRANNEN, STILLWELL
& PERRIN, P. A.
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Jennifer Vickers 04-17-89

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ARTICLE VI
FIRST BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be three (3) and their names and address are as follows:

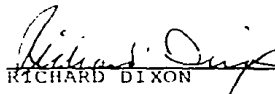
- | | |
|------------------|---------------------------------------------------|
| RICHARD DIXON | 117 U.S. Highway 41 South
Inverness, FL 32650 |
| RICK SUGGS | 117 U.S. Highway 41 South
Inverness, FL 32650 |
| DONALD F. PERRIN | 320 U.S. Highway 41 South
Inverness, FL 32650. |

ARTICLE VII
INCORPORATOR

The names and addresses of the incorporator to these Articles are as follows:

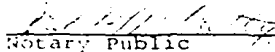
- | | |
|---------------|--------------------------------------------------|
| RICHARD DIXON | 117 U.S. Highway 41 South
Inverness, FL 32650 |
|---------------|--------------------------------------------------|

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation on the 17th day of January, 1989.


RICHARD DIXON

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 17th day of January, 1989 by RICHARD DIXON.


Notary Public

My Commission Expires: _____

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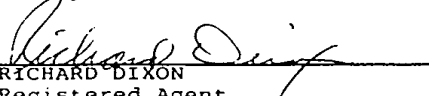
Jennifer Vickers 04-11-89

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ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. at the place designated in these Articles, I 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 this 11th day of January, 1989.


RICHARD DIXON
Registered Agent

Jennifer Vickers 04-11-89

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