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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

CUMBERLAND CIRCLE COMMUNITY ASSOCIATION, INC.

(A Corporation Not for Profit)

ARTICLE I

Name and Location

The name of this corporation shall be Cumberland Circle Community Association, Inc., and the principal office shall be in Alachua County, Florida. The address of the corporation is 1103 Northwest 13th Street, Gainesville, Florida.

ARTICLE II

Purposes

Section 1. The purposes for which this corporation is formed are as follows:

A. To perform all of the acts and duties as are normally performed by a residential community manager as to the property included in the Declaration of Protective Covenants and Restrictions, Cumberland Circle, covering the residential community known as Cumberland Circle, which is located in Gainesville, Alachua County, Florida, and such acts and duties shall include, but are not limited to the following:

(1) To own and hold title to the Common Properties, as defined in the Declaration, for the use and benefit of the Members.

(2) To establish and collect assessments from the Members for the purpose of operating, maintaining, repairing, improving, and administering said property and each Member's interest in that property, and to collect and enforce liens for such assessments, by suit if necessary.

(3) To provide from the proceeds of the assessments for the operation, administration, maintenance, repair, improvement, replacement, insurance and utilities for said property and to purchase and maintain such personal property as provided in the Bylaws.

B. To carry out the obligations and duties required of the corporation and accept the benefits and privileges conferred upon it by the Declaration of Protective Covenants and Restrictions, Cumberland Circle, and to receive the rights given the corporation by that Declaration, or by separate conveyance.

C. To accomplish the foregoing purposes, the corporation shall have all powers permitted under Florida law.

Section 2. No part of the income of this corporation shall be distributed to its Members, directors or officers although this shall not preclude the corporation from hiring employees to fulfill and perform its duties and responsibilities.

Section 3. The corporation shall have a lien on all residential Units to guarantee performance for the payment of all charges and the performance of all covenants under the terms and conditions of the Declaration, these Articles of Incorporation and the Bylaws.

ARTICLE III

Qualification of Members and Manner of Their Admission

Section 1. All persons owning a vested present interest, evidenced by the recordation of a proper instrument in the public records of Alachua County, Florida, in the fee title to any one of the Units shown on the plot plans or surveyor's plats of Cumberland Circle from time to time recorded among said public records shall automatically be Members. Any person owning a vested present interest in

the fee title to any acreage on which may subsequently be located a residential Unit or Units and which is included within The Properties, as defined in the Declaration, shall also be a Member. The memberships of such persons shall automatically terminate when they no longer own such interest.

Section 2. Owners of each Unit shall collectively be entitled to one (1) vote for such Unit, except where a Unit is owned by the managing corporation, no vote shall be allocated for such Unit. Owners of Unit spaces in acreage which has been included within The Properties shall also be entitled to one (1) vote for each Unit space.

ARTICLE IV

Term of Existence

This corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE V

Names and Residences of Subscribers

The names and residences of the subscribers are as follows:

<u>Name</u>	<u>Residence</u>
James H. Greene	4521 N.W. 17th Place Gainesville, FL 32605
Robert R. Rowe	8507 N.W. Sixth Avenue Gainesville, FL 32601
Collie E. H. Carlton	4831 N.W. 16th Place Gainesville, FL 32605

ARTICLE VI

Management and Time of Election

Section 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors of not less than five (5) nor more than nine (9) Members, the exact number to be determined by the voting Members prior to the annual election thereof.

Section 2. Directors shall be elected by the voting Members in accordance with the Bylaws at the regular annual

meeting of the membership of the corporation to be held at 2:00 P.M. on the second Monday in January in each year. Directors shall be elected to serve for a term of one (1) year. In the event of a vacancy, the elected directors may appoint an additional director to serve the balance of said year. Failure to so appoint shall not in any manner prevent the remaining directors from carrying on all the affairs of the corporation.

Section 3. All officers shall be elected by the Board of Directors in accordance with the Bylaws at the regular annual meeting of the Board of Directors on the second Monday in January in each year, to be held immediately following the annual meeting of the membership. The Board of Directors shall elect from among the Members a President, Vice President, Secretary and Treasurer and such other officers as it shall deem desirable.

ARTICLE VII

Names of Officers

The names of the officers who shall serve until the first election are as follows:

<u>Name</u>	<u>Office</u>	<u>Post Office Address</u>
Robert R. Rowe	President	1103 N.W. 13th Street Gainesville, FL 3260
George G. Kirkpatrick, Jr.	Vice President	1155 N.W. 13th Street Gainesville, FL 3260
Collie E. H. Carlton	Secretary	1103 N.W. 13th Street Gainesville, FL 3260
James H. Greene	Treasurer	1103 N.W. 13th Street Gainesville, FL 3260

ARTICLE VIII

Board of Directors

The following five (5) persons shall constitute the first Board of Directors until the first election of the Board of Directors at the organizational meeting of the Members.

<u>Name</u>	<u>Post Office Address</u>
Robert R. Rowe	1103 N.W. 13th Street Gainesville, FL 32601
James H. Greene	1103 N.W. 13th Street Gainesville, FL 32601
Collie E. H. Carlton	1103 N.W. 13th Street Gainesville, FL 32601
G. G. Kirkpatrick	1023 S.W. 21st Avenue Gainesville, FL 32601
George G. Kirkpatrick, Jr.	1155 N.W. 13th Street Gainesville, FL 32601

ARTICLE IX

Bylaws

The Bylaws of this corporation may be made, altered, amended, or rescinded by recording such modification in the public records of Alachua County, Florida, signed by all the owners of eighty percent (80%) or more of the Units and Unit spaces on acreage included within The Properties and by all owners and holders of institutional first mortgages on any Units.

ARTICLE X

Amendment of Articles of Incorporation

Any twenty-five (25) Members of the corporation may propose amendments to the Articles of Incorporation, provided, however, that an affirmative vote of eighty percent (80%) of the qualified voting Members of the corporation shall be necessary to adopt such proposed amendments.

ARTICLE XI

Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 1103 N.W. 13th Street, Gainesville, Florida 32601, and the name of the initial registered agent of the corporation at that address is Robert R. Rowe.

WITNESS the hands and seals of the incorporators
in Alachua County, State of Florida, this 3 day of
March, 1977.

James H. Greene (SEAL)
James H. Greene

4521 N.W. 17th Place
Gainesville, FL 32605

Robert R. Rowe (SEAL)
Robert R. Rowe

8507 N.W. Sixth Avenue
Gainesville, FL 32601

Collie E. H. Carlton (SEAL)
Collie E. H. Carlton

4831 N.W. 16th Place
Gainesville, FL 32605

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally
appeared JAMES H. GREENE, ROBERT R. ROWE, and COLLIE E. H.
CARLTON, to me well known to be the subscribers to the fore-
going Articles of Incorporation of Cumberland Circle Community
Association, Inc., who being by me first duly sworn, acknowledged
that they signed the same for the purposes therein expressed.

WITNESS my hand and seal at Gainesville, Alachua
County, Florida, this 3rd day of March, 1977.

Constance D. Kasler
Notary Public, State of Florida
at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires March 21, 1977