

ARTICLES OF INCORPORATION
OF
CEDAR CREEK HOMEOWNER'S ASSOCIATION, INC.

FILED
1983 DEC -2 PM 3:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Alachua County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is CEDAR CREEK HOMEOWNER'S ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

The principal office of the Association is located at 1111-B Northwest 23rd Avenue, Gainesville, Florida.

ARTICLE III

WILLIAM B. WATSON, III, whose address is 527 East University Avenue, Post Office Box 1070, Gainesville, Florida, 32602, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it

is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as: Cedar Creek, more particularly described as follows:

Lot 51 and 52 of Paradise Subdivision as recorded in Plat Book "A", page 4 of the Public Records of Alachua County, Florida; less and except the following described Parcels A and B:

Parcel A: Commence at the S.E. corner of Lot 51, Paradise Subdivision, a Subdivision as per plat thereof recorded in Plat Book "A", page 4 of the Public Records of Alachua County, Florida; thence run N. along the E. line of said lot a distance of 316.89 ft; thence run S 88°52'15" W. 128 ft; thence run in a S.W. direction to a point on the S. line of Lot 51, 135 ft. W. of the S.E. corner of Lot 51; thence run E. 135 ft. along the S. line of Lot 51, 135 ft. to the point of beginning.

Parcel B: Lots 2 thru 19 lying and being in Quail Creek Unit No. 1, a Subdivision as per Plat thereof recorded in Plat Book "J", page 10, of the Public Records of Alachua County, Florida.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) 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 Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk, Alachua 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;

(b) 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 incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) 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 Association;

(d) 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;

(e) 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 upon 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;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to execute 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 V

Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by conveyance 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 VI

Voting Rights

The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for

each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) On April 15, 1986.

ARTICLE VII

Board of Directors

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Larry Ross	1111-B Northwest 23rd Avenue Gainesville, FL 32601

Larry H. Cheshire

1111-B Northwest 23rd Avenue
Gainesville, FL 32601

Larry D. Kleszek

Post Office Box 999
Gainesville, FL 32602

William B. Watson, III

Post Office Box 1070
Gainesville, FL 32602

Trellie Cheshire

3552 Northwest 29th Place
Gainesville, FL 32605

At the first annual meeting the members shall elect five (5) directors for a term of one (1) year; and at each annual meeting thereafter the members shall elect five (5) directors for a term of one (1) year.

ARTICLE VIII

Dissolution

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 nonprofit corporation, association, trust or other organization to be devoted to such similar purpose.

ARTICLE IX

Duration

The corporation shall exist perpetually.

ARTICLE X

Amendments

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XI

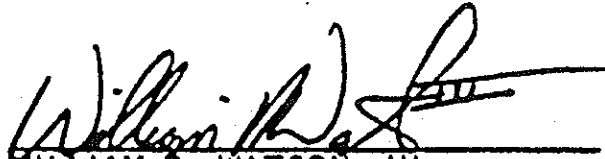
FHA/VA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Areas, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 17th day of June, 1983.

Larry Ross
LARRY ROSS

Larry H. Cheshire
LARRY H. CHESHIRE


WILLIAM B. WATSON, III

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this
17th day of June, A.D. 1983, by LARRY ROSS.



Notary Public, State at Large
My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 18, 1983

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this
17th day of June, A.D. 1983, by WILLIAM B.
WATSON, III.


Notary Public, State at Large
My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 18, 1983

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this
17th day of June, A.D. 1983, by LARRY H.
CHESHIRE.


Notary Public, State at Large
My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 18, 1983