

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
JOHN H. EVANS, ESQUIRE
1702 South Washington Avenue
Titusville, Florida 32780

**CERTIFICATION OF
THE ARTICLES OF INCORPORATION**

The undersigned Secretary of Arbor Ridge Homeowners Association, Inc., a Florida non-profit corporation, hereby certifies that attached hereto is a true and correct copy of the Articles of Incorporation, as amended to date, of Arbor Ridge Homeowners Association, Inc., a Florida non-profit corporation filed with the State of Florida, Department of State, on August 5, 1987.

Dated this 29 day of February, 2016.

Witnesses:

Kristy Mount
Printed Name: Kristy Mount

Kathryn M Miles
Printed Name: Kathryn M. Miles

Arbor Ridge Homeowners Association, Inc.

By: Patti Beck
Patti Beck, Secretary

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this 29 day of February, 2016, by Patti Beck, Secretary of Arbor Ridge Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who _____ is personally known to me or who ✓ produced a driver's license as identification and did take an oath that the matters contained therein are true and correct.

[SEAL]



Kathryn M Miles
Notary Public, State of Florida
My Commission expires:

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is N21903.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Fifth day of February, 2016



CR2EO22 (1-11)

Ken Detzner
Secretary of State

FILED
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TITUSVILLE

ARTICLES OF INCORPORATION
OF
ARBOR RIDGE HOMEOWNERS
ASSOCIATION, INC.

In compliance with the requirements of the provisions of the laws of the State of Florida for the formation of corporations not for profit, I, the undersigned, who is an owner of units at Arbor Ridge and who is of full age, having come this day for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME

The name of the corporation is ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 4420 S. Washington Avenue, Titusville, Florida 32780.

ARTICLE III

REGISTERED AGENT

Earl A. Abbott, whose address is 4420 S. Washington Avenue, Titusville, Florida 32780, 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 and to accomplish the purposes described in the Declaration of Restrictions of Real Estate for Arbor Ridge, (the "Declaration"), as recorded in the Public Records of Brevard County, Florida, in Official Records Book 2631, Page 1455, and other designated

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adjacent developments (the "Development"), and to undertake such management, maintenance, operation, ownership and other duties with respect to the Development, including but not limited to the management of the common areas and drainage systems of the Development, 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 Official Records of Brevard 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 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 exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida relating to corporations not for profit, 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 of any lot which is subject to 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 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

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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 Class A membership equal the total votes outstanding in the Class B membership; or
- (b) when seventy per cent (70%) of the Lots are owned by Class A members; or
- (c) on January 1, 1995.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors of not less than one and not more than nine, 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:

NAME	ADDRESSES
Earl A. Abbott	4420 S. Washington Avenue Titusville, Florida 32780
Irene Winckel	4420 S. Washington Avenue Titusville, Florida 32780
Bernard J. Ward	4420 S Washington Avenue Titusville, Florida 32780

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

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 purposes.

ARTICLE IX
INDEMNIFICATION

Every director and every officer the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him in which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approved such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other right to which such director or officer may be entitled.

ARTICLE X
DURATION

The corporation shall exist perpetually.

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ARTICLE XI
AMENDMENTS

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

ARTICLE XII
FHA/VA APPROVAL


As long as there is a Class B membership, the following actions will require a prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, 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 incorporator of this Association, has executed these Articles of Incorporation this _____ day of August, 1987.


Earl A. Abbott

STATE OF FLORIDA)
)
COUNTY OF BREVARD)

The foregoing Articles of Incorporation were acknowledged before me this 11th day of August, 1987, by Earl A. Abbott.


Notary Public - State of Florida

My Commission Expires:

August 31, 1988
By _____
Notary Public - State of Florida

FILED
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TITUSVILLE FLORIDA

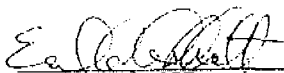
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THE
STATE OF FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.

Pursuant to Chapter 49.091, Florida Statutes, the following
is submitted in compliance with said Act:

That ARBOR RIDGE 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,
in Titusville, Brevard County, Florida, has named EARL A. ABBOTT,
whose address is 4420 S. Washington Avenue, Titusville, Florida
32780, as its agent to accept Service of Process within this
State.

ACKNOWLEDGMENT

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


EARL A. ABBOTT
Registered Agent

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ARTICLES OF AMENDMENT

to

ARTICLES OF INCORPORATION

of

ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

See Attached:

APPROVED
AND
FILED

97 JAN 17 AM 10:18

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECOND: The date of adoption of the amendment(s) was: July 29, 1996

THIRD: Adoption of Amendment (CHECK ONE)

The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Arbor Ridge Homeowners Association, Inc.

Corporation Name

Robert Bruce Sieck Jr.

Signature of Chairman, Vice Chairman, President or other officer

Robert Bruce Sieck Jr.

Typed or printed name

Member -- Board of Directors

Title

January 6, 1997

Date

ARTICLES OF AMENDMENT
OF THE
ARTICLES OF INCORPORATION
OF

ARBOR RIDGE HOMEOWNERS ASSOCIATION, INC.
A CORPORATION NOT FOR PROFIT

Pursuant to Article XI of the Articles of Incorporation of Arbor Ridge Homeowner's Association, Inc. the Articles are amended to add Article XIII to provide as follows: **Stormwater Management**. The Association shall operate, maintain, and manage the surface water or stormwater management system in a manner consistent with St. Johns River Water Management District permit number 40-009-0490ERP requirements, and applicable district rules, and shall assist in the enforcement of the Declaration relating to surface water or stormwater management systems. Further, the Association shall levy and collect adequate assessments from members of the Association for costs of maintenance and operation of the surface water or stormwater management system.

Notwithstanding anything to the contrary herein, 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 managements system must be transferred to and accepted by an entity which would comply with Section 40c-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution, or liquidation.