ARTICLES OF INCORPORATION

OF

ENISWOOD HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is ENISWOOD HOMEOWNERS' ASSOCIATION, INC., its principal office is 1378 Eniswood Parkway, Palm Harbor, Florida 33563 and the Registered Agent is Gary N. Strohauer, 918 Drew Street, Suite A, Clearwater, Florida 33515.

ARTICLE II

The specific primary purposes for which the Association is formed are to provide for enforcement of deed restrictions, maintenance, preservation and architectural control of the lots, the common improvements, and common areas within certain subdivided tracts of real property described as follows:

ENISWOOD - UNIT I, according to maps or plats thereof as same are recorded in Plat Book 79, Pages 69 and 70, of the Public Records of Pinellas County, Florida;

ENISWOOD - UNIT II A, according to maps or plats thereof as same are recorded in Plat Book 81, Pages 97 and 98, of the Public Records of Pinellas County, Florida;

ENISWOOD - UNIT II B, according to maps or plats thereof as same are recorded in Plat Book 83, Pages 50 and 51, of the Public Records of Pinellas County, Florida;

and to promote the health, safety, and welfare of the residents within the above described subdivisions.

In furtherance of such purposes, the Association shall have power to:

A. Affix, levy, and collect, and enforce payment by any lawful means, of all charges and assessments pursuant to the terms of the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

B. Acquire (by gift, purchase, or otherwise) own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

C. Borrow money and, subject to the consent by vote or written instrument of 75% of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

D. Dedicate, sell, or transfer all or any part of the common improvements to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effctive unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;

E. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two-thirds of the members;

F. Have and exercise any and all powers, rights, and privileges that a not-for-profit or non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purpoes set forth above. The activities of the Association will be financed by assessments against members as provided in the Bylaws of the Association, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Membership in the Association shall be voluntary and every person or entity who is a record owner of a fee or undivided fee interest in any lot which is located in Eniswood Subdivisions Unit I, Unit II A and Unit II B according to the plats thereof as are recorded in Plat Book 79, Pages 69 and 70; Plat Book 81, Pages 97 and 98; and Plat Book 83, Pages 50 and 51, respectively, of the Public Records of Pinellas County, Florida, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be entitled to become members of the Association, subject to fulfillment by such person or entity of the requirements for membership as are contained in the Bylaws of the Association.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and residence address of each subscriber is:

Name	Address
Elaine Kohl	1378 Eniswood Parkway Palm Harbor, Florida 33563
Patty Thompson	2957 Glenpark Road Palm Harbor, Florida 33563
Bobby J. Hutton	3086 Enisgrove Drive Palm Harbor, Florida 33563

ARTICLE VI

The affairs of the Association shall be managed by a board of directors of not less than three (3) nor more than nine (9) members, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

Name	Office
Elaine Kohl	President
Patty Thompson	Vice President
Bobby J. Hutton	Secretary-Treasurer

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and

addresses of the persons who shall serve as directors until the first election are:

Name	Address
Elaine Kohl	1378 Eniswood Parkway Palm Harbor, Florida 33563
Patty Thompson	2957 Glenpark Road Palm Harbor, Florida 33563
Bobby J. Hutton	3086 Enisgrove Drive Palm Harbor, Florida 33563

ARTICLE VIII

The bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds of the members existing at the time of and present at such meeting except that the initial bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a two-thirds majority of the members existing at the time of, and present at such meeting.

ARTICLE X

The Association shall have two classes of voting members as follows:

Class A. Class A members shall be those owners who have a completed residential structure located upon their lots. Class A

members shall be entitled to two (2) votes for each Lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be members, and the votes for such Lot shall be exercised as they among themselves determine, but in no event shall more than two (2) votes be cast with respect to any such Lot.

Class B. Class B members shall be all other owners. The Class B member shall be entitled to one (1) vote for each Lot in which it holds the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be members, and the votes for such Lot shall be exercised as they among themselves determine, but in no event shall more than two (2) votes be cast with respect to any such Lot.

ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

Executed at Palm Harbor, Florida, on March 12, 1985.

Elaine Kohl

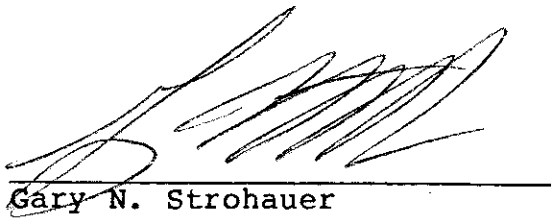
Patty Thompson

Bobby J. Hutton

Notary Public, State of Florida at Large
My Commission Expires Oct. 19, 1987

Marcia Mazzeffa
Notary Public at Large
State of Florida

I, GARY N. STROHAUER, hereby accept the designation as Registered Agent.



Gary N. Strohauer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared ELAINE KOHL, PATTY THOMPSON and BOBBY J. HUTTON, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of March, 1985.

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared GARY N. STROHAUER, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 11th day of March, 1985.

Linda A. Hedges
Notary Public
State of Florida at Large

My Commission Expires: Notary Public, State of Florida
My Commission Expires June 6, 1986
Bonded Thru Troy Fain - Insurance, Inc.