

ARTICLES OF INCORPORATION
OF
THE SPRINGS HOMEOWNERS ASSOCIATION, INC.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of a corporation under the Not for Profit Corporation Act of the State of Florida, adopts the following articles of incorporation.

ARTICLE I - NAME OF CORPORATION

The name of the corporation is THE SPRINGS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II - DURATION

The Association's duration shall be perpetual, commencing on the date of the filing of these Articles of Incorporation with the Department of State of the State of Florida.

ARTICLE III - PURPOSE

The object and purpose of the Association shall be:

A. To promote the health, safety and social welfare of the owners of lots located within the subdivision known as THE SPRINGS located in Hillsborough County, Florida, as per plat thereof to be recorded in the Public Records of Hillsborough County, Florida, hereinafter referred to as the "Subdivision".

B. To maintain the common areas, if any, of the Subdivision for which the obligation to maintain and repair has been delegated to the Association.

C. To collect assessments levied by said Association against lots owned by members of the Association.

D. To provide such services as may deemed necessary or viable by the Board of Directors of the Association and to acquire such capital improvements and equipment as may be related thereto.

E. To purchase, acquire, replace, improve, maintain and repair such structures, equipment and grounds related to the health, safety and social welfare of the members of the Association as the Board of Directors of the Association, in its discretion, determines to be necessary and desirable.

F. To carry out all of the duties and obligations assigned to it as a neighborhood property owner's Association under the terms of the Declaration of Restrictions applicable to the lots in the Subdivision.

G. To operate without profit and for the sole and exclusive benefit of its members.

ARTICLE IV - MEMBERSHIP

The members of this Association shall consist of all the owners of lots 1 through 39, inclusive, in the Subdivision. Owners of such lots shall automatically become members upon acquisition of the fee simple title to their respective lots.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's lot, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more lots so long as such member owns at least one lot.

The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the lot which is the basis of his membership in the Association.

The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes entitled to membership in the Association, it shall be such party's duty and obligation to so inform the Secretary in writing, giving his name, address and lot number; provided, however, that any notice given to or accepted by the private owner of such lot before receipt of written notification of change of ownership, shall be deemed to be properly given or received.

ARTICLE V - VOTING

Each member shall be entitled to one vote for each lot in which he holds a fee simple ownership. When more than one person holds such interest in any one lot, all such persons shall be members and the vote attributable to such lot may be cast by any

