



Department of State

I certify from the records of this office that WATERGRASS PROPERTY OWNERS, ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on June 15, 2005.

The document number of this corporation is N05000006205.

I further certify that said corporation has paid all fees due this office through December 31, 2005, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 805A00041668-061605-N05000006205-1/1, noted below.

Authentication Code: 805A00041668-061605-N05000006205-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixteenth day of June, 2005



Glenda E. Hood
Glenda E. Hood
Secretary of State

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of WATERGRASS PROPERTY OWNERS, ASSOCIATION, INC., a Florida corporation, filed on June 15, 2005, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H05000148225. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N05000006205.

Authentication Code: 805A00041668-061605-N05000006205-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixteenth day of June, 2005



Glenda E. Hood
Glenda E. Hood
Secretary of State



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

June 16, 2005

WATERGRASS PROPERTY OWNERS, ASSOCIATION, INC.
2940 SPORTS CARE CIR
WESLEY CHAPEL, FL 33543

The Articles of Incorporation for WATERGRASS PROPERTY OWNERS, ASSOCIATION, INC. were filed on June 15, 2005, and assigned document number N05000006205. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H05000148225.

A corporation annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file/effective date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at the address given below.

Cynthia Blalock
Document Specialist
New Filings Section
Division of Corporations

Letter Number: 805A00041668

**ARTICLES OF INCORPORATION
OF
WATERGRASS PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of Chapter 617 and Chapter 720, Florida Statutes.

ARTICLE I

NAME

The name of this Corporation shall be **WATERGRASS PROPERTY OWNERS' ASSOCIATION, INC.** (the "**Association**").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at c/o Crown Community Development, 2940 Sports Core Circle, Wesley Chapel, Florida 33543.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Association shall be located at 100 South Ashley Drive, Suite 1500, Tampa, Florida 33602 and the initial registered agent of the Association shall be Aileen S. Davis. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members (the "**Members**"). The specific purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the property submitted in its jurisdiction pursuant to the Declaration (the "**Property**") and for all other social and community related purposes benefiting the Members.

The Association is being formed to promote the health, safety and welfare of the existing and future owners of parcels within the Property and for the purposes to:

1. Exercise all of the powers, enforcement rights 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 for Watergrass (the "**Declaration**") applicable to the Property and recorded in the public records of Pasco County, Florida, as the same may be amended from time to time;
2. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the affairs of the Association, including all licenses, taxes and governmental charges levied or imposed against property of the Association;
3. 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;
4. Borrow money, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property; and
6. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

CKB Development LLC (the "**Declarant**") and every person or entity who is a record owner of an interest in any Lot or portion of the Property which is subject to the Declaration and assessment by the Association, including contract sellers, shall be a Member. 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 or portion of the Property.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

1. **Class A.** Class A Members shall be all Owners, other than the Declarant. Class A Members shall be allocated one vote for each Lot in which they hold the interest required for membership pursuant to the Declaration.

2. **Class B.** The Class B Member shall be the Declarant, or its specifically designated (in writing) successor. The Class B Member shall be allocated a number of votes equal to three times the total number of Class A votes at any time; provided, that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier.

a. Upon voluntary conversion to Class A membership by Declarant.

b. Three months after ninety percent (90%) of the maximum number of improved Lots allowed for the Property (as amended and supplemented from time to time) have been conveyed to Owners other than the Declarant.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three directors, selected in accordance with the By-Laws. The number of directors may be either increased or diminished from time to time as provided in the By-Laws. The name and street address of the initial directors of this Association are:

<u>Name</u>	<u>Address</u>
Craig B. Weber	2940 Sports Core Circle Wesley Chapel, Florida 33543
Paul Nettina	2940 Sports Core Circle Wesley Chapel, Florida 33543
Arlene M. Elmone	2940 Sports Core Circle Wesley Chapel, Florida 33543

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the written assent signed by not less than two-thirds (2/3) of all Members, or as otherwise provided by law. 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. If acceptance of such dedication is refused, the 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

EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE

This Association shall have an effective date as of its date of filing with the Secretary of State of Florida, and shall have perpetual existence unless sooner dissolved according to law.

ARTICLE X

AMENDMENT

Amendments shall require the assent of a majority of the directors.

ARTICLE XI

INCORPORATOR

The name and street address of the person signing these Articles as Incorporator are:

Aileen S. Davis
Akerman Senterfitt
100 S. Ashley Drive, Suite 1500
Tampa, Florida 33602

ARTICLE XII

BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board.

ARTICLE XIII

INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

Dated: June 15, 2005



AILEEN S. DAVIS, Incorporator

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
AND REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

WATERGRASS PROPERTY OWNERS' ASSOCIATION, INC., under the laws of the State of Florida with its registered office at 100 South Ashley Drive, Suite 1500, Tampa, Florida 33602, has named and designated Aileen S. Davis as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated: June 15, 2005



AILEEN S. DAVIS

FYI



First Union Building, Suite 1500
100 South Ashley Drive
Tampa, Florida 33602-5311
www.akerman.com
813 223 7333 tel 813 223 2837 fax

AILEEN S. DAVIS
813/209-5038 (DIRECT)

Aileen S. Davis
813 209 5038
adavis@akerman.com

Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

RECEIVED
JUN 20 2005
BY:

June 17, 2005

Ms. Arlene M. Elmore
SB Associates Limited Partnership
2940 Sports Core Circle
Wesley Chapel, Florida 33543

Re: Watergrass Property Owners Association, Inc.
Organizational

Dear Arlene:

Attached are filed Articles of Incorporation for the Watergrass Property Owners Association, Inc. **Have Paul get a Tax Identification Number when he has a moment.**

~~2005/6~~

Very truly yours,

Aileen S. Davis
Aileen S. Davis

/asd
Attachment

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