

State of Florida



Department of State

I certify from the records of this office that GOLF VILLAS HOMEOWNERS' ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on July 11, 1994.

The document number of this corporation is N94000003461.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1994, and its status is active.

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

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Fourteenth day of July, 1994



Jim Smith

Jim Smith
Secretary of State

ARTICLES OF INCORPORATION
OF
GOLF VILLAS HOME OWNERS' ASSOCIATION, INC. FILED
SECRETARY OF STATE
DIVISION OF CORPORAT

A Florida Not For Profit Corporation

94 JUL 11 AM 10:00

The undersigned, acting as incorporator of this Corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

**ARTICLE 1
IDENTITY OF CORPORATION**

The name of the corporation shall be Golf Villas Home Owners' Association, Inc., hereinafter referred to as the "Association".

**ARTICLE 2
PRINCIPAL OFFICE ADDRESS**

The address of the principal office and the mailing address of the Corporation will be 75 Golf Villa Drive, Port Orange, Florida 32124.

**ARTICLE 3
PURPOSE OF THE CORPORATION**

The specific and primary purpose of the Corporation shall be to provide for the preservation and maintenance of common areas and corporation property through a homeowners' association, as provided in the Bylaws and the Declaration of Covenants and Restrictions of the Golf Villas Homeowners' Association, Inc. The general purpose of the Corporation shall be to promote the common good, health, safety and welfare of the residents of Cypress Head Golf Villas.

**ARTICLE 4
BOARD OF DIRECTORS**

Developer shall have the right to appoint, designate and elect certain members of the first Board of Directors of the Corporation until the "Turnover Date", as shall be determined by and according to the terms and conditions of the Bylaws.

Except as provided in such Bylaws, Developer shall relinquish its right to appoint Board Members and cause the first Board to resign on the "Turnover Date". Thereupon and annually on such day in January of each year as the Board shall determine, the Association Members and Owner Members shall designate Board Members in accordance with the provisions of the Bylaws.

**ARTICLE 5
POWERS OF THE CORPORATION**

The Corporation shall have all of the powers reasonably necessary to implement its purposes as described in the Bylaws of the Corporation shall have all of the statutory powers of a corporation not-for-profit as described in Florida Statute 617, as amended.

**ARTICLE 6
REGISTERED AGENT AND OFFICE**

The name of the initial registered agent of the herein described Corporation is Peter Kachel and the street address and the mailing address of the initial registered office is 75 Golf Villa Drive, Port Orange, Florida 32124.

**ARTICLE 7
TYPE OF CORPORATION**

The Corporation shall be a Florida not-for-profit corporation pursuant to the provisions of Chapter 617, Florida Statutes, as amended and does not contemplate any pecuniary gain or profit to the members, thereof.

**ARTICLE 8
DURATION OF CORPORATION**

The existance of the Corporation shall commence with the filing of these Articles of Incorporation with the Florida Department of State and shall become effective on the date and time as endorsed on such original document by the Secretary of State. The period of duration of the Corporation shall be considered as perpetual.

**ARTICLE 9
INCORPORATORS**

The names and addresses of the incorporators are:

Peter Kachel	John A. Blondell	Charles E. Howard, III
3960 Oak Trail Run #2503	244 Eareckson Lane	3000 No. Ocean Drive #30-A
Port Orange, FL 32127	Stevensville, MD 21666	Riviera Beach, FL 3340

The undersigned incorporator has executed these Articles of Incorporation this 20TH day of JUNE 1994.

Signature of Incorporator

Printed Name of Incorporator Signing

CERTIFICATE OF DESIGNATION

FOR

FILED
SECRETARY OF STAT
DIVISION OF CORPORAT

94 JUL 11 AM 10:0


A REGISTERED AGENT AND A REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED AGENT AND THE REGISTERED OFFICE IN THE STATE OF FLORIDA.

1. The name of the corporation is Golf Villas Homeowners' Association, Inc.
2. The name of the registered agent and the registered office is as follows:

Peter Kachel
75 Golf Villa Drive
Port Orange, Florida 32124

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all Florida Statutes relating to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent.



Signature

JUNE 28, 1994
Date

DECLARATION EXHIBIT "C"

DESCRIPTION (24 FOOT ACCESS EASEMENT): - GOLF VILLA DRIVE

A PORTION OF THE GOLF VILLAS AT CYPRESS HEAD, AS RECORDED IN MAP BOOK 44, PAGE 185, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CYPRESS SPRINGS PARKWAY, RUN S46°49'09"E ALONG, SAID RIGHT OF WAY LINE, A DISTANCE OF 121.74 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN N43°10'51"E A DISTANCE OF 40.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 22°29'59" AND A CHORD BEARING OF N31°55'52"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.56 FEET; THENCE N20°33'49"E A DISTANCE OF 463.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET, A CENTRAL ANGLE OF 57°09'26" AND A CHORD BEARING OF N08°00'54"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 237.42 FEET; THENCE N36°35'37"W A DISTANCE OF 270.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 77°39'34" AND A CHORD BEARING OF N75°25'24"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.44 FEET; THENCE S65°44'49"W A DISTANCE OF 50.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 180°00'00" AND A CHORD BEARING OF N24°15'11"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 147.65 FEET; THENCE N65°44'49"E A DISTANCE OF 32.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE 62°47'31", AND A CHORD BEARING OF S82°51'26"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.51 FEET; THENCE S51°27'40"E A DISTANCE OF 40.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°52'03", AND A CHORD BEARING OF S44°01'39"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.06 FEET; THENCE S36°35'37"E A DISTANCE OF 298.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 262.00 FEET, A CENTRAL ANGLE OF 57°09'26", AND A CHORD BEARING OF S08°00'54"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 261.37 FEET; THENCE S20°33'49"W A DISTANCE OF 463.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 22°29'59", AND A CHORD BEARING OF S31°48'49"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.98 FEET; THENCE S43°10'51"W A DISTANCE OF 40.44 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF CYPRESS SPRINGS PARKWAY; THENCE N46°49'09"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

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Signature of Incorporator

Printed Name of Incorporator Signing