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DIVISION 60

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

CFN 2015241918, OR BK 7511 PAGE 1021,
Recorded 12/11/2015 at 04:41 PM, Scott Ellis, Clerk of Courts,
Brevard County
Pgs:10

CERTIFICATION OF
THE ARTICLES OF INCORPORATION

The undersigned as Secretary for Homeowners of La Cita, Phase II, Inc., a Florida non-profit corporation, hereby certifies that attached hereto is a true and correct copy of the Articles of Incorporation of Homeowners of La Cita, Phase II, Inc., a Florida non-profit corporation filed with the State of Florida Department of State, on April 10, 1989.

Dated this 24 day of November, 2015.

Witnesses:

Kristy Mount

Printed Name: Kristy Mount

Kathryn M Miles

Printed Name: Kathryn M. Miles

Homeowners of La Cita, Phase II, Inc., a Florida non-profit corporation

By: Donald Ritter
Donald Ritter, as Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

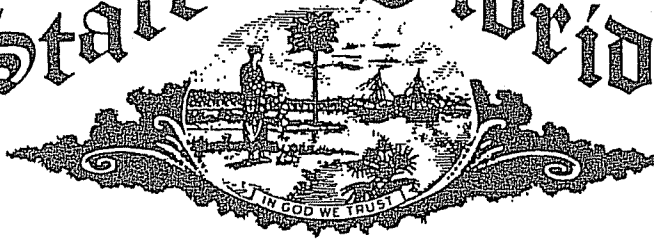
The foregoing instrument was acknowledged before me this 24 day of November, 2015, by Donald Ritter, as Secretary for Homeowners of La Cita, Phase II, Inc., a Florida non-profit corporation, on behalf of the corporation, who _____ is personally known to me or who produced a Driver's License as identification 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

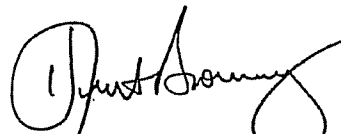
I certify the attached is a true and correct copy of the Articles of Incorporation of HOMEOWNERS OF LA CITA, PHASE II, INC., a corporation organized under the laws of the State of Florida, filed on April 10, 1989, as shown by the records of this office.

The document number of this corporation is N31621.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Ninth day of June, 2011



CR2EO22 (01-07)


Kurt S. Browning
Secretary of State

ARTICLES OF INCORPORATION
OF
HOMEOWNERS OF LA CITA, PHASE II, INC.
A NON-PROFIT CORPORATION

In compliance with Chapter 617 of the Florida Statutes, (1981), as amended, the undersigned, all of whom are residents or located in Brevard County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I: NAME

The name of this corporation shall be HOMEOWNERS OF LA CITA, PHASE II, INC., hereinafter called the "Association".

ARTICLE II: DURATION

This Association shall have perpetual existence commencing upon the filing of these Articles with the Secretary of State of the State of Florida.

ARTICLE III: PURPOSE

The Association does not contemplate pecuniary gain or profit to the members thereof, and the purposes for which it is formed are to provide for the maintenance and preservation of lots and common area within VILLAGE GROVE OF LA CITA, PHASE I UNIT I, as described in the Plat thereof as recorded in Plat Book 35, Pages 51-52, Public Records of Brevard County, Florida and for such other properties as may be brought within the jurisdiction of the Association, including but not limited to the following specific purposes:

(a) 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;

(b) 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 "Declaration", applicable to the property and recorded in Official Records Book _____, Page _____, Public 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;

(c) 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;

(d) 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;

(e) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth in the By-Laws provided that any such merger, consolidation or annexation shall have the assent of the members of the Association by a vote of a majority of a quorum of the members of the Association present in person or by proxy at a meeting called for that purpose;

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV: INCORPORATORS

The names and post office addresses of each incorporator to these Articles of Incorporation are as follows, to-wit:

Nancy Arbuckle	776 Country Club Drive Titusville, FL 32780
James W. Peeples, III, Esquire	505 North Orlando Ave. Cocoa Beach, FL 32931
Sally A. Hutchinson	402 High Point Drive Cocoa, FL 32924

ARTICLE V: VOTING RIGHTS & MEMBERSHIP

Every person or entity who is a record owner of a fee interest in any unit or projected unit which is subject by 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 unit or projected unit which is subject to assessment by the Association.

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Unit Owners and Projected Unit Owners, with the exception of LA CITA DEVELOPMENT, INC., hereinafter referred to as Declarant, their successors and assigns if such successors and assigns shall acquire more than one (1) undeveloped lot from the Declarant for the purpose of development, and shall be entitled to one vote for each unit or

projected unit owned. When more than one person holds an interest in any unit or projected unit all such persons shall be members. The vote for such unit or projected unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any unit or projected unit. When more than one person holds an interest in any unit or projected unit and such persons cannot jointly agree as to how the vote should be cast, no vote shall be allowed with respect to such unit or projected unit.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each unit owned and three (3) votes for each projected unit 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) December 31, 1999.

ARTICLE VI: NOTICE AND QUORUM FOR MEETINGS OF THE ASSOCIATION

Meetings of the Association shall be called by written notice sent to all members not less than thirty (30) days nor more than sixty (60) days prior to the meeting, and the notice shall set forth the purpose of the meeting. Presence at the meeting of members or of proxies entitled to cast sixty percent (60%) of all votes of the membership shall constitute a quorum.

ARTICLE VII: BOARD OF DIRECTORS

The Board of Directors of this Association shall consist of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws.

of the Association but shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Nancy Arbuckle	776 Country Club Drive Titusville, FL 32780
James W. Peeples, III, Esquire	505 North Orlando Ave. Cocoa Beach, FL 32931
Sally A. Hutchinson	402 High Point Drive Cocoa, FL 32924

At the first annual meeting the members shall elect three (3) directors to serve for a term of one (1) year each.

ARTICLE VIII: OFFICERS

The affairs of this Association shall be managed by the officers which shall consist of a President, Vice-President, Secretary and Treasurer. The officers shall be elected at the annual meeting of the Board of Directors and they shall serve for a term of one (1) year each. The names and addresses of the persons who are to act in the capacity of officers until the selection of their successors are:

Nancy Arbuckle	President	776 Country Club Drive Titusville, FL 32780
James W. Peeples, III, Esquire	Vice President	505 North Orlando Ave. Cocoa Beach, FL 32931
Sally A. Hutchinson	Secretary/ Treasurer	402 High Point Drive Cocoa, FL 32924

ARTICLE XI: BY-LAWS

The By-Laws of the Association shall be adopted, altered, amended or rescinded at a regular or special meeting of the members of the Association, by a vote of a majority of members present in person or by proxy.

ARTICLE X: AMENDMENT

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

ARTICLE XI: INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of this Association is 776 Country Club Drive, Titusville, Florida 32780 and the name of the initial registered agent of this Association at that address is Nancy Arbuckle.

ARTICLE XII: 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 the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 31 day of March, 1989.



Nancy Arbuckle



James W. Peeples, III



Sally A. Hutchinson

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set forth above, personally appeared NANCY ARBUCKLE, JAMES W. PEEPLES, III, and SALLY A. HUTCHINSON; known to me to be the incorporators described in and who executed the foregoing Articles of Incorporation of HOMEOWNERS OF LA CITA, PHASE II, INC. and they acknowledged that they subscribed the said instrument for uses and purposes set forth therein.

WITNESS my hand and official seal this 31 day of March,
1989.

Leresa Ann Whitehead

Notary Public, State of Florida

(SEAL)

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION END SEPT 17, 1990
SIGNED IN MY OFFICE

FILED
MAR 10 1989

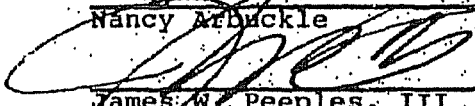
CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE PROCESS WITHIN THE
STATE OF FLORIDA, AND NAMING THE REGISTERED
AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with 48.091 and 607.034 of the Florida Statutes,
the following is submitted:

That HOMEOWNERS OF LA CITA, PHASE II, INC., desiring to qual-
ify under the laws of the State of Florida, with its principal office
in the City of Titusville, State of Florida, has named NANCY
ARBUCKLE, 776 Country Club Drive, Titusville, FL 32780, as its
Registered Agent to accept service of process within the State of
Florida.

DATED: March 31, 1989.

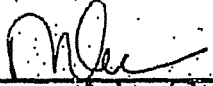

Nancy Arbuckle


James W. Peeples, III


Sally G. Hutchinson

Having been named to accept service of process for the above
stated corporation at the place designated above, I HEREBY AGREE TO
ACT in this capacity and agree to comply with the provisions of all
statutes relative to the proper and complete performance of my
duties.

DATED: March 31, 1989.


Nancy Arbuckle
Registered Agent