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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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December 5, 2000

Florida Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

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-12/08/00--01105--015  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

Re: Filing Articles of Incorporation for The Heathers at Lake Jovita Homeowners Association, Inc.

Dear Division folks:

Enclosed are:

1. Original executed Articles of Incorporation, and one copy.
2. Check for \$87.50 payable to Department of State.

Please file and return certified copy of the Articles of Incorporation with a Certificate of Status. Call if there are any questions or if you need additional information. Thank you.

Very truly yours,



Chad M. McClenathen

cc: Whitehall Quality Homes, Inc.

PH 12/13/00

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
THE HEATHERS AT LAKE JOVITA HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE I  
NAME OF CORPORATION AND MAILING ADDRESS**

The name of this corporation shall be The Heathers at Lake Jovita Homeowners Association, Inc., hereinafter referred to as Association. The principal office and mailing address of Association shall be 290 Cocoanut Avenue, Sarasota, Florida 34236. The Directors of the Association may change the location of the principal office or mailing address from time to time.

**ARTICLE II  
PURPOSES**

The general nature, objects and purposes of the Association are as follows:

1. To administer and enforce the Declaration of Covenants, Conditions and Restrictions for The Heathers at Lake Jovita ("Declaration").
2. To take such action as may be deemed appropriate to promote the health, safety and welfare of the owners of the property within The Heathers at Lake Jovita.
3. To maintain, improve, repair and replace those portions of the Common Areas for which the Association has authority and responsibility under the Declaration, including, without limitation, the swimming pool and cabana, portions of the Lots, and such other improvements provided within the Subdivision for the benefit of members of the Association.
4. To operate without profit and for the sole and exclusive benefit of its members.

**ARTICLE III  
POWERS**

The Association shall have powers and privileges granted to a corporation not for profit under the laws of the State of Florida, except as may be limited or otherwise provided by these Articles, and all powers reasonably necessary to implement and effectuate the purposes of the Association.

**ARTICLE IV  
MEMBERS**

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as set forth in the Bylaws and Declaration.

**ARTICLE V  
SUBSCRIBER**

The name and address of the subscriber to these Articles is Ronald Mustari, 290 Cocoanut Avenue, Sarasota, Florida 34236

**ARTICLE VI  
DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors. Except for persons appointed by the developer to the Board of Directors, the qualifications, method of election, and powers shall be as set forth in the Bylaws. The initial Directors consisting of persons named by the developer to the Board need not be Members of the Association. All non-developer directors shall be Members of the Association, or spouses of Members. The names and addresses of the Members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Ronald Mustari  
290 Cocoanut Avenue  
Sarasota, Florida 34236

J. S. Andrews  
290 Cocoanut Avenue  
Sarasota, Florida 34236

Joan Voorhees  
290 Cocoanut Avenue  
Sarasota, Florida 34236

**ARTICLE VII  
OFFICERS**

The officers designated in the Bylaws shall administer the affairs of the Association.

**ARTICLE VIII  
BYLAWS**

The Bylaws may be altered, amended or rescinded by the members in the manner provided by such Bylaws.

**ARTICLE IX  
IDEMNIFICATION OF OFFICERS AND DIRECTORS**

1. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that the person is or was a director, officer or committee member of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceedings, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that the person did not act in good faith, nor in a manner

reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that the person had reasonable cause to believe his or her conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which the person reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful. It is the intent of the membership, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, directors and committee members as permitted by Florida law.

2. **Advances.** Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceedings upon receipt of an undertaking by or on behalf of the affected director, officer, or committee member to repay such amount unless it shall ultimately be determined that the person is entitled to be indemnified by the Association as authorized herein, or as otherwise permitted by law.
3. **Miscellaneous.** The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled by law, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.
4. **Insurance.** The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, or committee member against any liability asserted against the person and incurred by the person in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify the person against such liability under the provisions of this Article. Notwithstanding anything in this Article to the contrary, the provisions herein provided for indemnification shall only be applicable to the extent insurance coverage does not apply or is insufficient.

## **ARTICLE X AMENDMENT TO ARTICLES OF INCORPORATION**

1. These Articles of Incorporation may be altered, amended or repealed in the following manner:
  - a. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting in which proposed amendment is considered.
  - b. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than one-third of the voting interests of the members of the Association. Members not present in person or by proxy at the meeting considering amendment may express their approval in writing, providing such approval as delivered to the secretary at or prior to the meeting. Except as elsewhere provided,
    1. Such approvals must be by not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than seventy-five percent (75%) of the members of the Association present in person or by proxy at a duly noticed and convened membership meeting.

- 2. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing of all members of the Association.
- c. An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Pasco County, Florida.
- d. No amendment shall become effective without the written consent of the Developer for so long as the Developer is in control of the Association.

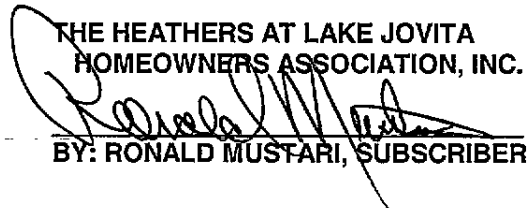
**ARTICLE XI  
TERM**

The term of the Association shall be perpetual.

**ARTICLE XII  
RESIDENT AGENT**

The Heathers at Lake Jovita Owners Association has appointed Chad M. McClenathen, 2033 Main Street, Suite 400, Sarasota, Florida, 34237, as its registered agent and resident agent under the laws of the State of Florida. The Board may change the Registered Agent and registered office from time to time as permitted by law.

Executed this 4<sup>th</sup> day of December, 2000.

  
**THE HEATHERS AT LAKE JOVITA  
HOMEOWNERS ASSOCIATION, INC.**  
 BY: RONALD MUSTARI, SUBSCRIBER

**Acceptance of Duties as Registered Agent**

Having been named as registered agent and to accept service of process for The Heathers at Lake Jovita Homeowners Association, Inc., 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 statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

  
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**Chad M. McClenathen**

\_\_\_\_\_  
 Dated: 12/5/00

FILED  
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 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA