

ARTICLES OF INCORPORATION

OF

TOWN HOMES AT OLEANDER CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, hereby associate for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be TOWN HOMES AT OLEANDER CONDOMINIUM ASSOCIATION, INC., whose principal office and mailing address are located at 437 N. Oleander Avenue, Daytona Beach, FL 32118. The registered office address and principal office address are the same.

ARTICLE II

The general purpose of this corporation not-for-profit shall be as follows:

To be the "Association" (as defined in The Condominium Act of the State of Florida, Florida Statutes Chapter 718, and the Declaration of Condominium for Town Homes at Oleander Condominium, for the operation of the Condominium known as Town Homes at Oleander Condominium located at 437 N. Oleander Avenue, Daytona Beach, FL 32118, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium establishing the Condominium and the exhibits attached thereto.

ARTICLE III

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the subscriber to these Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
Michael H. Murphy	2750 Ocean Shore Boulevard; Unit 20 Ormond Beach, Florida 32176

ARTICLE VI

Section 1

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall be elected and shall qualify. Provisions for such election, and provisions for the removal, disqualification and

resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

Section 2

The principal officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

Michael H. Murphy President/Secretary/Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Michael H. Murphy 2750 Ocean Shore Boulevard; Unit 20
Ormond Beach, Florida 32176

Donna F. Murphy 2750 Ocean Shore Boulevard; Unit 20
Ormond Beach, Florida 32176

Gordon Skellett 71 Glenview Avenue
Ponce Inlet, Florida 32127

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of

Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

ARTICLE X

These Articles of Incorporation may be amended from time to time by a 25% vote of the members of the corporation provided said vote is taken at a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

ARTICLE XI

This corporation shall have all of the powers as set forth in Florida Statutes Chapter 617 or its successor, together with all the powers set forth in The Condominium Act of the State of Florida and all powers granted to it by the Declaration of Condominium with exhibits attached thereto, including the power to contract for the management of the Condominium.

ARTICLE XII

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

ARTICLE XIII

The street address of the initial registered office of this corporation is 2750 Ocean Shore Boulevard, Unit 20, Ormond Beach, FL 32176, and the name of the initial registered agent of this corporation at that address is Michael H. Murphy.

IN WITNESS WHEREOF, the subscribers hereto have set their hands and seals this _____ day of _____, 2006.

MICHAEL H. MURPHY, Incorporator

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2006, by MICHAEL H. MURPHY, who has produced a current Florida Driver's License as identification.

IN WITNESS WHEREOF, I have set my hand and official seal this date in the County and State last aforesaid.

Notary Public/State of Florida at Large
Print Name:
Commission No.:
My commission expires:

ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.

MICHAEL H. MURPHY