ARTICLES OF INCORPORATION
OF
GEORGETOWNE HOMEOWNERS ASSOCIATION
OF DAYTONA BEACH, INC.
(A Non-profit Florida Corporation)

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# State of Florida

## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of

GEORGETOWNE HOMEOWNERS ASSOCIATION
OF DAYTONA BEACH, INC.

filed on August 21, 1980.

The Charter Number for this corporation is 753844.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
21st day of August, 1980.

George Firestone
Secretary of State

ARTICLES OF INCORPORATION
OF
GEORGETOWNE HOMEOWNERS ASSOCIATION
OF DAYTONA BEACH, INC.
(A Non-profit Florida Corporation)

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida, in accordance with the provision of the Statutes of said State, providing for the formation, liabilities, rights, privileges, and immunities of corporations not for profit.

ARTICLE I

The name of this corporation shall be:
Georgetowne Homeowners Association of Daytona Beach, Inc.

ARTICLE II

The general nature of the business to be transacted is as follows:

A. To enforce the terms, covenants, conditions and restrictions appertaining to Georgetowne Subdivision, Unit I, recorded in the Public Records of Volusia County, Florida, in Map Book 36, page 129, and any future units of Georgetowne recorded in the Public Records of Volusia County, Florida, by Coleman Construction Co., Inc., a Florida corporation.

B. To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida law, including the power to mortgage and borrow monies.

ARTICLE III

QUALIFICATION OF MEMBERS AND MANNER OF THEIR ADMISSION

Any person, firm, corporation, or other business entity coming within the following categories shall automatically become members of this association:

A. The record title holder of a present vested fee simple interest in any lot or dwelling unit of Georgetowne subdivision, Unit I, or any future unit of Georgetowne hereafter filed in the Public Records of Volusia County, Florida, by Coleman Construction Co., Inc., a Florida corporation.

B. If the record title holder described in paragraph A designates in writing to the Secretary of this association, the tenant shall be a member of this association. However, the owner's membership privileges during the period of such tenancy shall abate and shall be exercisable only by the tenant. When the tenancy ceases to exist, the owner of such dwelling unit shall so certify to the secretary of this Association and the owner shall be entitled to resumption of all membership privileges unless a new tenant is in possession of the dwelling unit.

C. The membership of any tenant or record owner shall automatically terminate when such person is no longer entitled to possession and enjoyment of a lot or dwelling unit.

D. When a corporation or partnership is an owner or tenant of a dwelling unit or lot, only the President of the corporation or its designate or the senior partner shall be entitled to exercise membership privileges.

ARTICLE IV

TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE V

NAMES AND ADDRESSES OF SUBSCRIBERS

Roy A. Coleman, 4536 Clyde Morris Boulevard, Port Orange, Fla. 32019
Lino Mancebo, 1030 Volusia Avenue, Suite 230, Daytona Beach, Fla. 32014
Maxine L. Coleman, 4536 Clyde Morris Boulevard, Port Orange, Fla. 32019

ARTICLE VI

MANAGEMENT AND TIME OF ELECTION

A. The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of at least three (3) members. One director shall come from each of the Units within Georgetowne so that there shall be a director from each single-family unit and multi-family unit. Each director shall have the same number of votes as there are members from the unit represented by the director from that said unit. Additional board members shall be created as required at the time of the platting of any future units of Georgetowne.

B. Directors shall be elected by the voting membership at the regular annual meeting of the membership of the corporation to be held on the first Saturday of June of each year, at such place as may be designated by, the board.

C. All officers shall be elected by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board of Directors to be held immediately following the annual meeting of the membership. The Board of Directors shall elect from among the members of the corporation, a President, Vice President and Secretary, and such other officers as it may deem desirable.

NAMES OF OFFICERS

The names of the officers who shall serve until the first election are as follows:

Roy A. Coleman - President
Lino Mancebo - Vice President
Maxine L. Coleman - Secretary/Treasurer

ARTICLE VIII

BOARD OF DIRECTORS

The following three (3) persons shall constitute the first Board of Directors. Said First Board of Directors may appoint three (3) successors to serve as an interim Board of Directors until the first election of the Board of Directors at the first regular annual meeting of the members.

Roy A. Coleman
Lino Mancebo
Maxine L. Coleman

ARTICLE IX

BY-LAWS

The By-Laws of this corporation may be made, altered, amended, or rescinded by such modification signed by at least a two-thirds (2/3) vote of all members of the Association.

ARTICLE X

AMENDMENT OF ARTICLES OF INCORPORATION

An affirmative vote of seventy-five per cent (75%) of the qualified voting members of the corporation shall be necessary to amend these Articles of Incorporation.

ARTICLE XI

No dividend shall be paid and no part of the income shall be distributed to its members, directors or officers. The corporation may, however, pay a reasonable amount to its members, directors and officers for services rendered and may confer benefits upon its members in conformity with the purposes set forth in Article II and upon dissolution or final liquidation, may make distribution to its members, as permitted by the court having jurisdiction thereof and no such payment, benefit or distribution shall be determined to be a dividend or a disbursement of income.

WITNESS THE HANDS AND SEALS of the incorporators and subscribers in Volusia County, State of Florida, this 12th day of August, 1980.

_____(SEAL)
ROY A, COLEMAN, PRESIDENT

_____(SEAL)
Lino Mancebo, Vice President

_____(SEAL)
MAXINE L. COLEMAN, SECRETARY/TREASURER

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority, personally appeared Roy A. Coleman, Lino Mancebo and Maxine L. Coleman to me well known to be the incorporators and subscribers to the foregoing Articles of Incorporation of Georgetowne Homeowners Association of Daytona Beach, Inc., who being by me first duly sworn, acknowledged that they signed the same for the purposes therein expressed.

Witness my hand and seal in the county and state aforesaid, this 19th day of August, 1980.

_____
Notary Public
My Commission Expires:

ACCEPTANCE OF DESIGNATION

I hereby accept the foregoing designation as registered agent of Georgetowne Homeowners Association of Daytona Beach, Inc. for service of process within the State of Florida.

_____

R. A. Coleman