

Original Articles of Incorporation
of
Golf Hammock Owners Association
(A Corporation Not For Profit)

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit, and do hereby certify:

ARTICLE I

Name

The name of the corporation is GOLF HAMMOCK OWNERS ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

Purposes

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common areas within that certain property described as the Subdivision to be known as GOLF HAMMOCK, as will be recorded among the public records of Highlands County, Florida, together with additions as, from time to time, may be made thereto, and to 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 by annexation as provided herein, and for this purpose to:

A) exercise all of the powers and privileges, and perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded in the Office of the Clerk of Circuit Court in and for Highlands 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;

B) 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 of governmental charges levied or imposed against the property of the Association;

C) acquire, lease for itself, own, hold, improve, build upon, operate, maintain, convey, sell, lease to others, transfer,

dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

D) borrow money, to mortgage, pledge, deed In trust, or hypothecate any or all of its real or personal property as

security for money borrowed or debts incurred; and

E) to contract for the management of the Association and to delegate to such contractor powers and duties except

such as are specifically reserved by these Articles;

F) to 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 here-after have or exercise.

ARTICLE III

Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any lot 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. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Ownership of such lot shall be the sole qualification for membership.

ARTICLE IV

Term of Existence

This corporation is to exist perpetually.

ARTICLE V

Subscribers

The names and residences of the subscribers to these Articles are:

MYRON H. BURNSTEIN	1720 Harrison St., Hollywood, Fla.
JERROLD KNEE	9200 N. Hollybrook Lake Dr., Pembroke Pines, Fla.
JEANNE BROWN	221 N.E. 11th Ave., Hallandale, Fla.

ARTICLE VI

Officers

The officers of the corporation shall be a President, such numbers of Vice Presidents, a Secretary, a Treasurer, and such other officers as may be provided in the by-laws. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

President	Myron H. Burnstein
Vice President	Jerrold Knee
Secretary	Jeanne Brown

The officers shall be elected at the annual meeting of the Board of Directors, or as provided in the by-laws.

ARTICLE VII

Board of Directors

The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three (3) directors initially. The number of directors may be increased from time to time by the by-laws, but shall never be less than three.

The Board of Directors shall be members of the corporation. The members of the Board of Directors shall be elected and hold office in accordance with the by-laws.

The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation, are:

MYRON H. BURNSTEIN	1720 Harrison St., Hollywood, FL
JERROLD KNEE	9200 N. Hollybrook Lake Dr., Pembroke Pines, FL
JEANNE BROWN	221 N.E. 11th Ave., Hallandale, FL

ARTICLE VIII

By-Laws

The Board of Directors of this corporation may provide such by-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Upon proper notice the by-laws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE IX

Amendments

These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a 75% vote of those present. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the by-laws, of intention to submit such amendments.

ARTICLE X

Location

The location of the principal office of this corporation shall initially be at 1720 Harrison St., Hollywood, Florida.

ARTICLE XI

Voting Rights

The membership shall be entitled to one vote for each lot owned.

IN WITNESS WHEREOF, we the undersigned subscribing incorporators, have hereunto set our hands and seals, this 30th day of December, 1976, for the purpose of forming this corporation not for profit under the laws of the State of Florida.