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To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : DANIEL HICKS, P.A.  
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DIVISION OF CORPORATION

FLORIDA PROFIT/NON PROFIT CORPORATION

THE OAKS AT 138TH COMMERCIAL SUBDIVISION PROPERTY LOW

Certificate of Status	0
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**ARTICLES OF INCORPORATION  
OF  
THE OAKS AT 138<sup>TH</sup> COMMERCIAL SUBDIVISION PROPERTY  
OWNERS ASSOCIATION, INC.**

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associated themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, 1991, as amended, and do hereby certify:

**ARTICLE I**

**NAME**

The name of the Corporation shall be THE OAKS AT 138<sup>TH</sup> COMMERCIAL SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC. the principal address of the Corporation is 15595 S.E. 80<sup>th</sup> Avenue, Summerfield, FL 34491 and the mailing address of the Corporation is 15595 S.E. 80<sup>th</sup> Avenue, Summerfield, FL 34491.

**ARTICLE II**

**DURATION**

The Corporation shall have perpetual existence unless sooner dissolved according to law. However, if the corporation is dissolved, then the control or right of access to the property containing the surface water management systems facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and, if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to this Corporation.

**ARTICLE III**

**PURPOSE**

The Corporation is organized for the following purposes:

- a. to own all real and personal Property for the benefit of the subdivision to own and

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- maintain the private roadways in the subdivision,
- b. to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands, and any associated buffer areas, and wetland mitigation areas with respect to the subdivision, and
- c. for such other purposes as authorized by Florida law.

ARTICLE IV

QUALIFICATION

There are two classes of members, the qualifications for members and the manner of their admission are as follows:

- a. Class A Member shall be each record title holder of a Parcel of Real Property described in Exhibit A attached hereto. Such Member agrees to be bound by these Articles of Incorporation and By-Laws by such rules and regulation adopted by the Board from time to time.
- b. Class B Member shall be each record owner of a parcel of real property and/or a corporate or other entity whose members are owner of parcels of real property identified as part of the RDB Parcel, including any expansions of the RDB Parcel, pursuant to the terms of the County Crossings Declaration recorded at Official Records Book 1023, Page 663, of the Public records of Sumter County, Florida and that owner entity joins in the Declaration of Covenants, Conditions and Restrictions for THE OAKS AT 138<sup>TH</sup> COMMERCIAL SUBDIVISION ("THE OAKS DECLARATION"). Class B Members are non-voting Members and are Members for the limited purposes provided in THE OAKS DECLARATION to be recorded in the Public Records of Sumter County, Florida and such Members agree to be bound by these Articles of Incorporation and Bylaws.

ARTICLE V

FUNCTION AND DUTIES

The function and duties of the Corporation are to:

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- 1) Regulate and govern the maintenance, operation and repair of the storm water management system facilities within the PROPERTY;
- 2) Enforce the rules and regulations of this Corporation by mandatory fines and liens upon the members' parcels of the PROPERTY and Tracts and through any other remedy available at law;
- 3) Charge and collect dues for maintaining, repairing and replacing the common storm water facilities, and other property and improvements as may be more particularly described in THE OAKS DECLARATION, as recorded in the Public Records of Sumter County, Florida.

ARTICLE VI

INITIAL REGISTERED AGENT

The street address of the initial registered office of the corporation is 421 South Pine Avenue, Ocala FL 34474 and the name of the initial registered agent for the corporation at this address is Daniel Hicks.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

The Corporation shall have three (3) directors initially, who shall manage the Corporation until such time as the first annual meeting of the membership is held.

The number of directors may be increased or diminished as provided in the bylaws of this Corporation, but the number of directors shall never be less than three (3). The names and addresses of the initial Board of Directors and Officers are as follows:

Ronald D. Brown  
 900 Bowersox Drive  
 Lady Lake FL 32159

Daniel Hicks  
 421 S. Pine Avenue  
 Ocala FL 34474

Michelle Brown  
 900 Bowersox Drive  
 Lady Lake FL 32159

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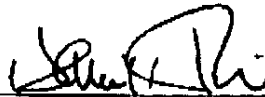
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ARTICLE VII  
INCORPORATOR

The name and address of the person signing these Articles is:

Daniel Hicks  
421 South Pine Avenue  
Ocala, FL 34471

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this the 25 day of April, 2008.




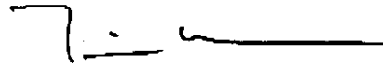
\_\_\_\_\_  
DANIEL HICKS,  
Incorporator

STATE OF FLORIDA  
COUNTY OF MARION

Before me personally appeared DANIEL HICKS, Incorporator, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and that he is personally known to me.

WITNESS my hand and official seal this the 25 day of April, 2008.

NOTARY PUBLIC-STATE OF FLORIDA  
 Tina Dotson  
Commission # DD518120  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.



\_\_\_\_\_  
Notary Public, State of Florida

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CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

Daniel Hicks, whose address is 421 South Pine Avenue, Ocala, Florida 34471, is the registered agent named in the Articles of Incorporation to accept service of process for THE OAKS AT 138<sup>TH</sup> COMMERCIAL SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC., organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this certificate.

BY:



DANIEL HICKS

2008 APR 25 P 12:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

Daniel Hicks, P.A.  
421 South Pine Avenue  
Ocala, Florida 34474-4175  
Telephone: (352) 351-3353  
Facsimile: (352) 351-8054  
Florida Bar No: 0145139

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**EXHIBIT A****LEGAL DESCRIPTION:****NORTH CROSSING**

LOTS 2 THROUGH 5, EXCEPT THE NORTH WESTERLY 44.41 FEET OF SAID LOT 2, BLOCK 36 OF COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 47, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE N.E. ¼ OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE N89°51'39"W, ALONG THE NORTH BOUNDARY OF SAID N.E. ¼ AND THE SOUTH BOUNDARY LINE OF SOUTHERN RIDGE AT STONECREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 5 THROUGH 8, INCLUSIVE PUBLIC RECORDS OF MARION COUNTY, FLORIDA 1740.20 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH AND SOUTH BOUNDARIES, S00°08'21"W, A DISTANCE OF 114.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTY CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 3 AND 3A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S40°12'36"W, ALONG SAID NORTHERLY BOUNDARY OF COUNTY CROSSINGS 760.75 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY N41°45'16"W, A DISTANCE OF 400.10 FEET; THENCE S48°08'17"W, A DISTANCE OF 199.91 FEET TO THE EASTERN MOST CORNER OF LOT 10 OF SAID BLOCK 36; THENCE N41°45'27"W, ALONG THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 26, 505.84 FEET; THENCE N40°16'12"E, A DISTANCE OF 123.81 FEET TO A POINT ON THE NORTH BOUNDARY OF N.W. ¼ OF SAID SECTION 1 AND THE SOUTH BOUNDARY OF STONECREST SOUTH COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 30 THROUGH 34, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°50'31"E, ALONG SAID NORTH AND SOUTH BOUNDARIES A DISTANCE OF 320.29 FEET TO THE NORTHWEST BOUNDARY OF SAID N.E. ¼ A DISTANCE OF 907.05 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN SUMTER COUNTY, FLORIDA

**LESS AND EXCEPT THE FOLLOWING:**

LOT 2, EXCEPT FOR THE NORTH 44.41 FEET, ALL OF LOTS 3, 4, 5, BLOCK 36 COMMERCIAL HIGHLANDS SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A PORTION OF THE NORTH WEST ¼ OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING NORTHEAST OF US HIGHWAY 441/27, ALL BEING IN SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT A OCTAGONAL CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1, FOR A DISTANCE OF 218.14 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 15 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 187.20 FEET. THENCE SOUTH 43 DEGREES 43 MINUTES 46 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 36 COMMERCIAL HIGHLANDS SUBDIVISION FOR A DISTANCE OF 399.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27, STATE ROAD 500 (A 200 FOOT RIGHT-OF-WAY); THENCE NORTH 41 DEGREES 14 MINUTES 10 SECONDS WEST ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 255.69 FEET; THENCE NORTH 45 DEGREES 43 MINUTES 46 SECONDS EAST ON A LINE 44.41 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, BLOCK 36 COMMERCIAL HIGHLANDS FOR A DISTANCE OF 323.49 FEET TO THE SAID NORTH LINE OF SECTION 1; THENCE SOUTH 89 DEGREES 19 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 102.46 TO THE POINT OF BEGINNING.

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