

CERTIFICATE OF INCORPORATION
OF

SEBRING FALLS PROPERTY OWNERS ASSOCIATION, INC.

FILE
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, with other persons desirous of forming a corporation for charitable and philanthropic purposes, under the provisions of Ch. 617 of the Florida Statutes, do agree to the following:

ARTICLE I - NAME

The name of the corporation is:

SEBRING FALLS PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II - NATURE OF BUSINESS

The general nature of the business to be transacted by said corporation shall be and is as follows: To perpetually hold, maintain, improve and beautify, without profit to itself, such parks, street, walkways, driveways, and alleys, or any other improvement which will benefit all of the lot owners in Sebring Falls Subdivision, as recorded in Plat Book 11, at Page 24, of the Public Record in Highlands County, Florida, and, the owners of adjacent property which is zoned for mobile homes, their successors and assigns, or by any other person upon the above property, for the perpetual use in common for all purposes for which a public street or park may be used, of each and all of the owners of any lot or portion of the

State of Florida



Department of State

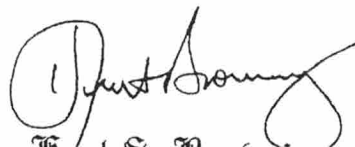
I certify the attached is a true and correct copy of the Articles of Amendment, filed on February 11, 2010, to Articles of Incorporation for SEBRING FALLS PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 738315.



CR2EO22 (01-07)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twelfth day of February, 2010



Kurt S. Browning
Secretary of State

Articles of Amendment
to
Articles of Incorporation
of

Sebring Falls Property Owners Association, Inc.
(Name of Corporation as currently filed with the Florida Dept. of State)

738315

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

New Registered Office Address:

(Florida street address)

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:
 (Attach additional sheets, if necessary)

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

E. If amending or adding additional Articles, enter change(s) here:
 (attach additional sheets, if necessary). (Be specific)

Omit that portion of Article II which states:

.....", and the owners of adjacent property which is zoned for mobile homes, their successors and assigns, or by any other person upon the above property, for the perpetual use in common for all purposes for which a public street or park may be used, of each and all of the owners of any lot or portion of the above property, as the same shall be divided into lots as appurtenant to said lots."

The date of each amendment(s) adoption: January 12, 2009

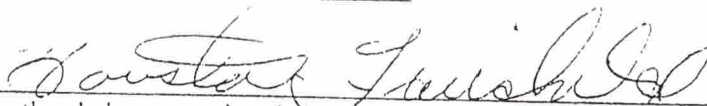
Effective date if applicable: March 1, 2010 *(date of adoption is required)*
(no more than 90 days after amendment file date)

Adoption of Amendment(s) **(CHECK ONE)**

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated February 9, 2010

Signature



(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Houston Fairchild

(Typed or printed name of person signing)

Chairman of the Board

(Title of person signing)

~~xxix~~ the above _____ property, as the same shall be divided into lots as appurtenant to said lots.

ARTICLE III - QUALIFICATION OF MEMBERS

The membership of this corporation shall constitute all persons hereinafter named as subscribers and such other persons as, from time to time hereafter, may become members in the manner provided in the by-laws.

ARTICLE IV- TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V - SUBSCRIBERS

The names and addresses of the subscribers to these articles are:

<u>NAME</u>	<u>ADDRESSES</u>
Charles H. Netter	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143
A. E. Harris	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143
Shirley Cornelius	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143

ARTICLE VI - OFFICERS

Section 1. The officers of the corporation shall be a President, such number of Vice Presidents, a Secretary, a Treasurer, and such other officers as may be provided in the by-laws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Charles H. Netter
Vice President	A. E. Harris
Secretary/Treasurer	Shirley Cornelius

Section 3. 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

Section 1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three directors initially. The number of directors may be increased from time to time, by the by-laws, but shall never be less than three.

Section 2. The Board of Directors shall be members of the corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the by-laws.

Section 4. 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:

<u>NAME</u>	<u>ADDRESS</u>
Charles H. Netter	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143
A. E. Harris	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143
Shirley Cornelius	7211 S. W. 62nd Avenue, Suite 208 Miami, Florida 33143

ARTICLE VIII - BY-LAWS

Section 1. 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.

Section 2. 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

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a majority vote of those present.

Section 2. 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 this corporation shall be at 7211 S.W. 62nd Ave., Suite 208 in the city of Miami, County of Dade, State of Florida.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals, this 3rd day of March, 1977, for the purpose of forming this corporation, not for profit, under the laws of the State of Florida.

Charles H. Netter
CHARLES H. NETTER

A. E. Harris
A. E. HARRIS

Shirley Cornelius
SHIRLEY CORNELIUS

STATE OF FLORIDA)
 SS:
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHARLES H. NETTER, A. E. HARRIS and SHIRLEY CORNELIUS, to me known to be the persons described as subscribers in and who executed the foregoing instrument, and they acknowledged before me that they executed and subscribed to these articles of incorporation.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of March, 1977.

Frank H. Higgins
Notary Public, State of Florida at Large

My commission expires:

Notary Public, State of Florida, At Large
My Commission Expires Aug. 28, 1977.

CERTIFICATE DESIGNATING CHANGE OF PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That SEBRING FALLS PROPERTY OWNERS ASSOCIATION. INC.
qualified to do business under the laws of the State of Florida
with its principal office at Miami County
of Dade, State of Florida
has appointed Charles H. Netter, 7211 S.W. 62nd Ave., Suite 208,
(Street address and number of building, Post Office
Box address not acceptable)
City of Miami, County of Dade
State of Florida, as its agent to accept service of process
within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the
above stated corporation, at place designated in this certificate,
I hereby accept to act in this capacity, and agree to comply
with the provision of said Act relative to keeping open said
office.

By CH Netter
CHARLES H. NETTER
(Resident Agent)