

ARTICLES OF INCORPORATION

OF

**CEDAR CREEK HOMEOWNERS ASSOCIATION, INC.
(A Not-for-Profit Corporation)**

The undersigned, by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes (2004), to serve as a homeowners association under applicable provisions of 720.301-.312, Florida Statutes (2004), and certify as follows:

ARTICLE I

NAME; DEFINITIONS. The name of the corporation shall be "Cedar Creek Homeowners Association, Inc." (the "Association") and its initial mailing and principal address is 2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328. The president of the corporation is authorized to establish additional or other mailing addresses as needed from time to time hereafter. Capitalized terms used herein and in the Bylaws for the Association shall have the same meaning as ascribed to them in the Declaration of Covenants and Restrictions for Cedar Creek at Deer Point Lake. Cedar Creek at Deer Point Lake is hereafter referred to sometimes as the "Project".

ARTICLE II

PURPOSE. This Association is being formed to serve as a "homeowners association" under applicable provisions of 720.301-.312, Florida Statutes (2004), and, more particularly, to provide an entity for the operation, management, maintenance and control of the Project, located in Bay County, Florida. As a "homeowners association" (also referred to herein as the "Association"), it will have authority to do any and all things necessary and proper for the Association to carry out its duties and responsibilities as set forth in the Declaration of Covenants and Restrictions (the "Declaration") for the Project for the benefit of and on behalf of the members of this corporation and other lawful occupants.

ARTICLE III

POWERS. The Association shall have all of the powers provided for under 720.301-.312, Florida Statutes (2004), as well as such powers as are applicable to "homeowners associations" as may be contained in Chapters 617 and 607, Florida Statutes (2004). The powers of the Association shall include and be governed by the following provisions:

(A) The Association shall have all the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles or the Declaration.

(B) The Association shall have all of the powers and duties set forth in these Articles and the Declaration, as they may be amended from time to time, and all of the powers and duties reasonably necessary to operate the Project that may not be specifically set forth either in these Articles or in said Declaration, including but not limited to the following:

(1) To hold title to and own fee simple or other lesser

interest in real, personal or mixed property, wherever situated and to lease, mortgage and convey same.

(2) To make and collect assessments against the owners of lots and to impose liens on lots included in the Project to defray the costs, expenses and losses of the Project and to defray the costs, expenses and losses of any other business, enterprise, venture or property interest of the Association, including but not limited to, any portions of the Stormwater Management System serving the development as exempted or permitted by applicable regulatory authority.

(3) To use the proceeds of the assessments in the exercise of these powers and duties.

(4) To maintain, repair, replace and operate the property of the Project or any other property of the Association, including, but not limited to, any portions of the Stormwater Management System serving the development as exempted or permitted by applicable regulatory authority.

(5) To purchase insurance upon the property operated by the Association and insurance for the protection of the Association and its members.

(6) To reconstruct improvements after casualty and to further improve the property operated by the Association or any other property of the Association.

(7) To make and amend reasonable rules and regulations respecting the use of the Common Area or any property belonging to or operated by the Association, including any portions of the Stormwater Management System serving the development as exempted or permitted by applicable regulatory authority.

(8) To enforce by legal means the provisions of the Declaration and rules and regulations for the use of the property of the Association.

(9) To contract for the management of the Association and to delegate to such contractor the authority to carry out the duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.

(10) To contract with the Developer, its successors and assigns, their officers, directors or shareholders.

(11) To acquire fee simple title, lease, acquire memberships or acquire other possessory or use interests in and to operate lands and facilities whether or not contiguous to the lands included within the Project, intended to provide for the enjoyment, recreation or other use or benefit of the members or a substantial number of the members of the Association.

(12) To employ personnel to perform the services required for the proper operation, management, maintenance or control of the Association or any other property of the Association, including but not limited to, any portions of the Stormwater Management System serving the development as exempted or permitted by applicable regulatory authority.

(13) To hire attorneys or other professionals for the purposes of bringing legal action or enforcing rights in the name of and on behalf of any members of the Association; and to bring such action in the name of and on behalf

of the members.

(C) All funds and the title of all properties acquired by the Association and their proceeds shall be held for the benefit of the members in accordance with the provisions of the Declaration and the By-Laws of the Association.

(D) The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declarations and the By-Laws.

ARTICLE IV

MEMBERS.

(A) The members of the Association shall consist of all of the record owners of lots in the Project.

(B) After receiving any approval of the Association required by the Declaration, change of membership in the Association shall be established by recording in the public records of Bay County, Florida, a deed or other instrument establishing record title to a lot in the development and the delivery to the Association of a copy of such instrument. The owner designated by such instrument, thus becomes a member of the Association and the membership of the prior owner is terminated.

(C) The share of a member in funds or assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his lot.

(D) The owner of each lot shall be entitled to one (1) vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V

DIRECTORS.

(A) The affairs of the Association will be managed by a Board consisting of not less than three (3) directors nor more than seven (7) directors, as determined from time to time by the Bylaws. Except for directors appointed during the period the Developer is entitled to appoint the directors of the Association, Directors must be members of the Association.

(B) The names and addresses of the members of the first Board of Directors who have been designated as such by the Developer and who shall hold office until their successors are designated or elected as herein provided and have qualified or until removed as herein provided are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ryan Dwyer	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328
Shane Ewing	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328
Susan Leonard	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328.

Until lot owners other than the Developer are entitled to elect members of the Board of Directors, the members of the Board of Directors shall be designated by the Developer and may be changed from time to time as the Developer, in its sole discretion, may determine.

(C) Until lot owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the Board of Directors shall consist of three (3) members. The first election of Directors shall not be held until three months after 90 percent of the lots have been conveyed to members other than the Developer, or until the Developer elects to terminate its control of the Association, whichever occurs first. For purposes of this provision, the term "members other than the Developer" shall not include builders, contractors, or others who purchase a lot for the purpose of constructing improvements thereon for resale. If the Developer elects to terminate its control of the Association early, the members shall accept control at that time, shall participate in the required election of directors and thereafter shall assume the responsibilities that follow from such control in the interest of all the members.

(D) The Developer is entitled to elect at least one member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least 5 percent of the lots. After the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned lots in the same manner as any other lot owner, except for purposes of reacquiring control of the Association or selecting the majority members of the Board of Directors.

(E) Beginning with the election at which lot owners other than the Developer are entitled to elect at least a majority of the Board of Directors, the affairs of the Association will be managed by a Board consisting of seven (7) directors, or such lesser number as may be specified from time to time in the Bylaws.

(F) After lot owners other than the Developer are entitled to elect a majority of the members of the Board of Directors, Directors of the Association shall be elected at an annual meeting of the members in the manner determined by the By-Laws and, thereafter, directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

ARTICLE VI

OFFICERS. The affairs of the Association shall be administered by its officers. The officers shall be elected by the Board of Directors at its first meeting following the meeting at which directors have either been designated by the Developer or elected, as may be the case, and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ryan Dwyer President	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328
Shane Ewing Vice President	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328
Susan Leonard Secretary/Treasurer	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328.

ARTICLE VII

INDEMNIFICATION. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such director or officer may be entitled. The directors shall be authorized to purchase directors and officer's liability insurance providing coverage to the officers and directors of the Association at the expense of the Association, and shall also be authorized to purchase an umbrella liability policy over and above the limits of such directors and officers liability policy.

ARTICLE VIII

BY-LAWS. The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

AMENDMENTS. Amendments to the Articles of Incorporation shall be proposed and adopted, including as to matters involving vested rights, in the following manner:

(A) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(B) A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary or assistant secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

(1) Not less than two-thirds (2/3) of the voting interests of the entire membership of the Association.

(2) Until the transfer of control from the Developer to owners other than the Developer, by two-thirds (2/3) of the directors.

(C) Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon their lots in the Project.

(D) Provided, further, that no amendment shall abridge, limit or alter the rights reserved by or granted to Deer Point Properties, LLC, a Florida liability company or any successor developer, by these Articles, the Declaration or by the By-Laws without the prior written consent of Deer Point Properties, LLC, a Florida liability company, a Florida corporation, its successors or assigns, or a successor developer.

(E) A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of Bay County, Florida.

ARTICLE X

TERM. The term of the Association shall be perpetual.

ARTICLE XI

INCORPORATOR. The incorporator's name and mailing address are shown below:

<u>NAME</u>	<u>ADDRESS</u>
Ryan Dwyer	2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328

ARTICLE XII

APPOINTMENT OF REGISTERED AGENT AND OFFICE. Rob Blue, Jr., is hereby appointed to serve as Registered Agent of the Association. The street address of the Registered Office of the Registered Agent is 221 McKenzie Avenue, Panama City, Florida 32401.

ARTICLE XIII

DISPOSITION OF ASSETS UPON DISSOLUTION. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to one or more appropriate public agencies or utilities to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused, or cannot be made for one reason or another, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes, as nearly as practicable the same as those to which they were required to be devoted by the Association. No disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded Declaration, unless made in accordance with the provisions hereof.

ARTICLE IX

ASSIGNMENT BY INCORPORATOR. When this corporation comes into existence legally, as recognized by the Florida Department of State, all rights of the incorporator, including the right to participate in the further organization of the corporation shall be deemed assigned automatically to the initial Directors designated by the Developer hereunder, and thereupon the incorporator shall have no further duty or responsibility whatever with respect to the Association.

IN WITNESS WHEREOF, the incorporator has affixed his signature this _____ day of _____, 2005.

Ryan Dwyer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by Ryan Dwyer who did take an oath and who is personally known to me or produced _____ as identification.

(SEAL)

Notary Public

CERTIFICATE DESIGNATING 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 (2003), the following is submitted, in compliance with said Act:

First -- That Cedar Creek Homeowners Association, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the By-Laws at 2100 Riveredge Pkwy, Ste 700, Atlanta, GA 30328, has named Rob Blue, Jr., located at 221 McKenzie Avenue, City of Panama City, County of Bay, State of Florida 32401, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

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: _____
Rob Blue, Jr.
(Registered Agent)