

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of MILE RUN EAST MASTER ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on July 16, 1993, as shown by the records of this office.

The document number of this corporation is N93000003280.



CR2EO22 (01-07)

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighteenth day of February, 2011.

Kurt S. Browning
Secretary of State

ARTICLES OF INCORPORATION
OF

MILE RUN EAST MASTER ASSOCIATION, INC.
A NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation (called the association) is MILE RUN EAST MASTER ASSOCIATION, INC.

ARTICLE II

The association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the association or the owners in common, within a certain tract of real property to be known as MILE RUN EAST (various phases) located in Alachua County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the declaration) applicable to the subdivision to be recorded in the public records of Alachua County, Florida or by any permit or authorization from any unit of local, regional, state or federal government and to enforce by

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DIVISION OF CORPORATIONS
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any legal means the provisions of these articles, the bylaws and the declarations;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and 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, or governmental charges levied or imposed on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas;

(g) To maintain, repair, replace, operate, and care for the common area, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the association or the owners in common;

(h) To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations regarding the use of the common areas and the association property;

(i) To do and perform anything required by these articles, the by-laws, or the declaration to be done by the owner, but if not done by the owner in a timely manner, at the expense of the owner;

(j) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

The street address of the initial registered office of the association is 7616 N.W. 38th Place, Gainesville, Florida, and the name of its initial registered agent at such address is G. W. Robinson. This is also the mailing address of the Corporation.

ARTICLE VI

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 assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association and have voting rights. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE VII

The association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member shall be the declarant, as such term is defined in the declaration, who shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

So long as there is a Class B membership, the following actions require the prior approval of FHA/VA: Annexation of additional properties, mergers and consolidation, mortgaging of common area, dedication of common area, dissolution and amendment of the Article of Incorporation.

ARTICLE VIII

The number of directors constituting the initial board of directors of the association is 3, and the names and addresses of the persons who are to serve as the initial directors are:

Name	Address
G. W. Robinson	7616 NW 38th Place Gainesville, FL 32606
Kate M. Robinson	7616 NW 38th Place Gainesville, FL 32606
Randy E. Robinson	7616 NW 38th Place Gainesville, FL 32606

Future directors shall be elected or appointed in accordance with the By-Laws.

ARTICLE IX

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X

Amendment of these Articles require the approval of at least 2/3 vote of the lot owners.

The bylaws will be adopted and may be amended by the Directors or members consistent with these articles and the declaration.

ARTICLE XI

The name and street address of each incorporator is:

Name	Address
G. W. Robinson	7616 NW 38th Place Gainesville, FL 32606
Kate M. Robinson	7616 NW 38th Place Gainesville, FL 32606
Randy E. Robinson	7616 NW 38th Place Gainesville, FL 32606

Executed at Gainesville, Florida , on July 14th , 1993.



 G. W. Robinson

Kate M. Robinson
Kate M. Robinson

Randy E. Robinson
Randy E. Robinson

I am familiar with and hereby accept the duties and responsibilities as registered agent for this corporation.

G. W. Robinson
G. W. Robinson
Registered Agent

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 14th day of July, 1993 by G. W. ROBINSON, KATE M. ROBINSON & RANDY E. ROBINSON who are personally known to me or who has produced ----- as identification.

Barbara M. Robinson
Notary Public
State of Florida at Large

My commission expires:



BARBARA M. ROBINSON
MY COMMISSION # CC 206492 EXPIRES
June 25, 1996
BOUNDED THRU TROY FAIR INSURANCE INC

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**The Articles of Amendment filed on
September 13, 1996 are missing from
our records.**

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 21, 2011

MILE RUN EAST MASTER ASSOCIATION INC.
ATTN: TREND MANAGEMENT SOLUTIONS, INC.
4121 NW 37TH PLACE, STE. B
GAINESVILLE, FL 32606

Pursuant to your recent inquiry, we are enclosing the certification you requested.

Should you have any questions regarding this matter you may contact our office at (850) 245-6053.

Shelander Y Dennis
Certification Section

Letter No. 411A00004301

