


State of Florida



Department of State

I certify from the records of this office that TIMBERLAKE - VERO BEACH HOMEOWNERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on February 11, 2005.

The document number of this corporation is N05000001455.

I further certify that said corporation has paid all fees due this office through December 31, 2005, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 305A00010244-021405-N05000001455-1/1, noted below.

Authentication Code: 305A00010244-021405-N05000001455-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Fourteenth day of February, 2005



Glenda E. Hood
Glenda E. Hood
Secretary of State

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**ARTICLES OF INCORPORATION
OF
TIMBERLAKE – VERO BEACH HOMEOWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION**

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (called the Association) is **Timberlake - Vero Beach Homeowners Association, Inc.**

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The business address and the mailing address of the association is 2541 MetroCentre Blvd, Suite 1, West Palm Beach, Florida, 33407, until changed by the owners at the first meeting.

ARTICLE IV

The existence of this Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE V

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control, and services to the residential lots, units and improvements thereon, and common area, within a certain subdivided tract of real property described as TIMBERLAKE, a Subdivision, according to the plat thereof filed in Public Records of Indian River County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

(See Exhibit "A" Attached)

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In furtherance of such purposes, the Association shall have the 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 and to be recorded in the public records of Indian River County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means, including foreclosure; 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 and, subject to the consent by vote of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(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 upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

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

(h) The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 40-061-87006-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system(s).

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

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provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE VI

The street address of the initial registered office of the Association is 2541 MetroCentre Blvd, Suite 1, West Palm Beach, Florida 33407, and the name of its initial registered agent at such address is William N. Handler.

ARTICLE VII

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, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VIII

The directors shall be elected or appointed as stated in the By-Laws. The number of directors constituting the initial board of directors of the Association is three (3).

ARTICLE IX

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

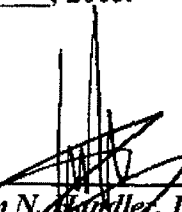
The name and street address of each incorporator is:

<i>Name</i>	<i>Address</i>
William N. Handler	2541 MetroCentre Blvd, Suite 1 West Palm Beach, FL 33407
Dan Handler	2541 MetroCentre Blvd, Suite 1 West Palm Beach, FL 33407

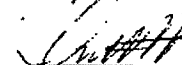
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Executed at West Palm Beach, Florida, on _____, 2005.



William N. Handler, Incorporator



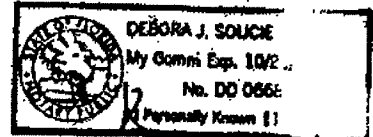
Dan Handler, Incorporator

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 11 day of Feb., 2005, by William N. Handler and Dan Handler, who are personally known to me or who produced N/A as identification.



Notary Public



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

Pursuant to Section 48.091, Florida Statutes (1995), the following is submitted:

TIMBERLAKE - VERO BEACH HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Vero Beach, Indian River County, Florida, has named William N. Handler, located at 2541 Metro Center Blvd., Suite 1, West Palm Beach, Florida 33407, 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 provisions of said Act relative to keeping open said office.



WILLIAM N. HANDLER
Registered Agent

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EXHIBIT "A"

See attached

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EXHIBIT A

The East 10 acres of Tract 7, Section 2, Township 33 South, Range 38 East, according to the last general plat of lands of Indian River Farms Company, filed in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida.

LESS a 34' strip of land over, through and across the Southerly part of the East 10 acres of Tract 7 according to last general plat by Indian River Farms Company of Section 2, Township 33 South, Range 38 East, Indian River County, Florida, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County; said strip lying within 148.18 feet of the South line of the NE ¼ of said Section 2 when measured along the West line of said East 10 acres, and within 148.26 feet of said South line of said NE ¼ when measured along the East line of said Tract 7; LESS and except the existing right of way of State Road No. 60; containing 0.25 of an acre, more or less.

LESS AND EXCEPT the South 4.64 acres of Tract 7, Section 2, Township 33 South, Range 38 East according to the last general plat of lands of the Indian River Farms Company, filed in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, said lands lying and being in Indian River County, Florida, more particularly described as:

Commencing at the Southeast corner of Tract 7, Section 2, Township 33 South, Range 38 East, according to the last general plat of lands of the Indian River Farms Company, filed in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, said lands lying and being in Indian River County, Florida; thence run North 00°00'43" West along the East line of said Tract 7 a distance of 147.65 feet to the North right-of-way of State Road 60 and point of beginning; thence continue North 00°00'43" West a distance of 623.24 feet; thence run South 89°59'17" West a distance of 324.64 feet; thence run South 00°00'43" East a distance of 623.12 feet to said North right-of-way; thence run South 89°59'27" East along said North right-of-way a distance of 324.64 feet to the point of beginning.

TOGETHER WITH AND LESS AND EXCEPT:

A portion of Tract 7 of lands formerly belonging to the Indian River Land Company lying in Section 2, Township 33 South, Range 38 East, Indian River County, Florida, as per plat thereof recorded in Plat Book 2, Page 25, of the former public records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1, of Block "P" of Paradise Park Unit No. 1, as per plat of record thereof in Plat Book 3, Page 72, of the public records of Indian River County, Florida, thence proceed North 89°30'34" West, along the North line of Tract 7, lying in Section 2, Township 33 South, Range 38 East, as shown on Plat of Indian River Farms Company, of record in Plat Book 2, Page 25, of the public records of St. Lucie County (in which county

subject parcel was formerly situated), said line also being a transition in width of the right-of-way of 85th Court (formerly 111th Avenue) from 70 feet (going Northerly) to 50 feet (going Southerly), a distance of 20.00 feet, to the corner of said right-of-way transition; thence South 0°27'16" West, along the Easterly right-of-way of said 85th Court (now being a 50' right-of-way), a distance of 570.18 feet, to the Point of Beginning of subject tract; thence continue along the projection of the Southerly right-of-way line of 21st Street, South 89°34'11" East, a distance of 680.27 feet, to a point; thence South 0°29'58" West, a distance of 623.84 feet, to the Northerly right-of-way line of State Highway No. 60 (formerly 20th Street, an existing 234' feet right-of-way); thence North 89°35'10" West, along the Northerly right-of-way line of said State Highway No. 60, a distance of 679.78 feet, to the intersection with the Easterly right-of-way line of 85th Court, as previously described above; thence North 0°27'16" East, a distance of 624.03 feet to the Point of Beginning.

LESS AND EXCEPT the following described parcels:

The West 10.00 feet of the following described parcel of land:

East 20.95 acres of West 30.95 acres of Tract 7, Section 2, Township 33 South, Range 38 East, according to the last general plat of the Indian River Farms, Company filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; said land now lying and being in Indian River County, Florida.

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