



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

May 18, 1994

RONALD A. BURGESS, PARALEGAL
1645 PALM BEACH LAKES BLVD.
SUITE 1200
WEST PALM BEACH, FL 33401

The Articles of Incorporation for HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC. were filed on May 16, 1994, and assigned document number N94000002499. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested.

A corporation annual report will be due this office between January 1 and May 1 of the year following the calendar year of the file date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

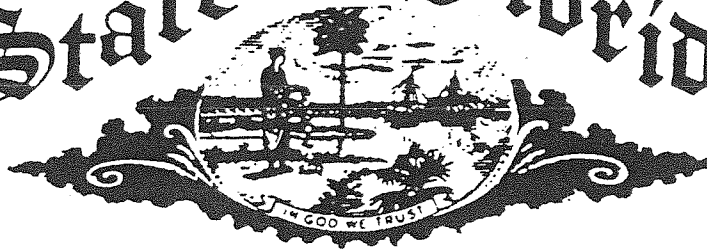
Should you have questions regarding corporations, please contact this office at the address given below.

Kevin Nickens
Document Specialist
New Filings Section
Division of Corporations

Letter Number: 494A00024169

Articles

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC., a Florida corporation, filed on May 16, 1994, as shown by the records of this office.

The document number of this corporation is N94000002499.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eighteenth day of May, 1994



Jim Smith

Jim Smith
Secretary of State

CR2E022 (2-91)

ARTICLES OF INCORPORATION

OF

HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC.

(a corporation not-for-profit under the laws of the State of Florida)

FILED

94 MAY 16 AM 7:43

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

These are the Articles of Incorporation ("Articles") for a not-for-profit corporation organized under Chapter 617 (Part I), Florida Statutes (the "Act").

ARTICLE I

NAME

The name of the corporation shall be:

HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC.
(the "Association")

ARTICLE II

PRINCIPAL OFFICE

The principal office and mailing address of the Association are:

4152 West Blue Heron Boulevard
Suite 128
Riviera Beach, Florida 33404

ARTICLE III

DURATION

The duration of the Association shall be perpetual.

ARTICLE IV

PURPOSE

The purpose for which the Association is organized is to exercise all powers and discharge all duties and obligations assigned to it by the Bylaws, these Articles and that certain

Declaration of Covenants and Restrictions ("Declaration"), which document is to be recorded in the Public Records of Martin County, Florida, to assist Palm Tree Golf Corp., Inc. (the "Developer") to establish a general plan and uniform scheme of development of a residential development to be known as "Hammock Creek" (the "Development"). Defined terms used but not defined in these Articles shall have the meanings ascribed to them in the Declaration.

ARTICLE V

POWERS

The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles, the Bylaws or the Declaration.

The Association shall also have all of the powers and duties necessary and appropriate for it to carry out its purposes, as expressed in or implied by these Articles, the Bylaws or the Declaration, including, without limitation, the following:

1. To acquire, own and dispose of and convey real and personal property.

2. To operate and maintain the surface water management system of the Development, including, without limitation, all lakes, retention areas, culverts and related appurtenances, as permitted by the South Florida Water Management District.

3. To make and amend Bylaws and rules and regulations regulating the use of the Common Property.

4. To make, collect and enforce Assessments against Members to defray the Common Expenses and to levy fines against Owners in accordance with the Declaration.

5. To sue and be sued, and specifically to enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, the Traffic Regulations and the rules and regulations as same may be promulgated or amended from time to time.

6. To contract for services to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments and fines, the preparation of records, the enforcement of rules and regulations and the maintenance of the Common Property.

ARTICLE VI

MEMBERSHIP

The Association shall have three (3) classes of membership: (i) the "Class A Membership", which consists of each person or entity who acquires the fee simple record title to any Parcel; (ii) the "Class B Membership", which consists solely of the Developer; and (iii) the "Class C Membership", which consists solely of the Golf Club Owner.

ARTICLE VII

BOARD OF DIRECTORS

The Board of Directors shall consist of three (3) persons. All powers shall be exercised by or under the authority of, and the affairs of the Association managed under the direction of, the Board of Directors. Notwithstanding the foregoing, however, until such time as the Developer has relinquished control of the Association, as described in paragraph 3d. of the Declaration, the Developer shall have the right to appoint all members of the Board of Directors, and no action of the Association shall be effective unless, and until, approved by the Developer.

Until the Developer has relinquished control of the Association, as aforesaid, no director or officer need be an Owner. After the Developer has relinquished control of the Association, and so long as the Developer owns any property within the Development, the Developer shall have the right to appoint one (1) member of the Board of Directors; and such director need not be a Member of the Association; provided, however, all other directors and all officers shall be Members of the Association. The Developer shall be entitled at any time, and from time to time, to remove or replace any director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the directors it is entitled to appoint.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
George T. Elmore	2350 South Congress Avenue Delray Beach, Florida 33445-7398

Conrad W. Schaefer

4152 West Blue Heron Boulevard
Suite 128
Riviera Beach, Florida 33404

Gregory J. Fagan

4152 West Blue Heron Boulevard
Suite 128
Riviera Beach, Florida 33404

ARTICLE VIII

OFFICERS

The officers shall be elected by the Board of Directors at the organizational meeting and each year thereafter at the annual meeting of the Directors, as provided in the Bylaws. Until such time as the Developer has relinquished control of the Association, the Developer shall have the right to approve all of the officers elected. The initial officers shall consist of a President, Vice President, Secretary and Treasurer. The Association may have additional officers as provided in the Bylaws.

ARTICLE IX

INDEMNIFICATION

The Association shall indemnify any person who is or was a director, officer, employee or agent of the Association to the fullest extent permitted by the laws of the State of Florida.

ARTICLE X

AMENDMENTS

These Articles may be amended or rescinded as provided in the Act. However, no such amendment shall be made which would adversely affect the rights of any Institutional Mortgagee without the written consent of such Institutional Mortgagee. Further, until such time as the Developer has relinquished control of the Association, no such amendment shall be effective without the written consent of the Developer. Any attempt to amend or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE XI

INCORPORATOR

The name and address of the Incorporator of these Articles is:

<u>Name</u>	<u>Address</u>
Gregory J. Fagan	4152 West Blue Heron-Boulevard Suite 128 Riviera Beach, Florida 33404

ARTICLE XII

REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be located at: 1645 Palm Beach Lakes Boulevard, Suite 1200, West Palm Beach, Florida 33401. The initial registered agent at said address shall be John White II.

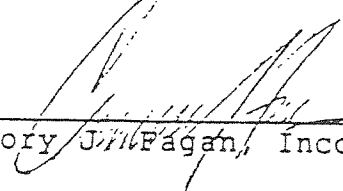
ARTICLE XIII

MISCELLANEOUS PROVISIONS

1. The Articles of Incorporation, the Bylaws and the Declaration shall be read and interpreted consistently. However, in the event of any conflict in the terms thereof, the terms of the Declaration shall prevail over the terms of the Articles of Incorporation and the Bylaws, and the terms of the Articles of Incorporation shall prevail over the terms of the Bylaws. The terms of the Bylaws and the Declaration are incorporated herein by this reference.

2. If the Association should be dissolved, the surface water management system which is part of the Common Property shall be conveyed to an appropriate agency of the County. If such agency will not accept the conveyance, the surface water management system must be dedicated to a not-for-profit corporation which is similar to the Association.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed on behalf of the Association this 4 day of May, 1994.



Gregory J. Fagan, Incorporator

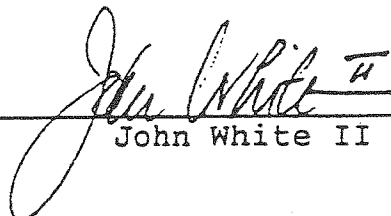
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ACCEPTANCE BY REGISTERED AGENT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I hereby accept my appointment as registered agent for Hammock Creek Homeowners Association, Inc., a Florida not-for-profit corporation, and agree to comply with Florida Statutes relative to the duties of a registered agent.

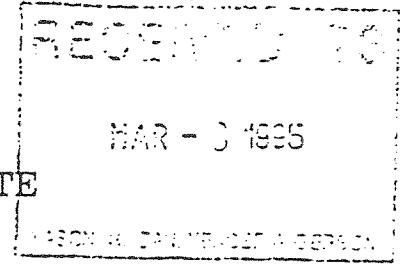


John White II

0976W/cs
3954/8340



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State



March 3, 1995

RONALD A. BURGESS ** NASON, GILDAN, YEAGER ET AL.
UNITED NATIONAL BANK TOWER
1645 PALM BEACH LAKES BLVD., SUITE 1200
WEST PALM BEACH, FL 33401

Re: Document Number N94000002499

The Articles of Amendment to the Articles of Incorporation for HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC. which changed its name to HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., a Florida corporation, were filed on February 27, 1995.

The certification requested is enclosed.

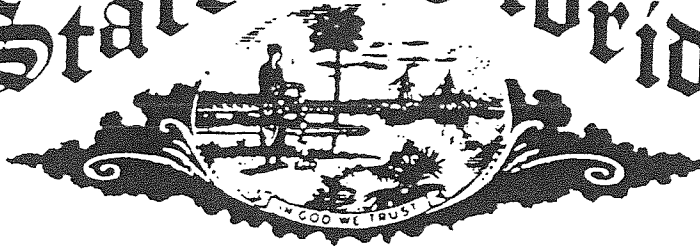
Should you have any question regarding this matter, please telephone (904) 487-6050, the Amendment Filing Section.

Darlene Connell
Corporate Specialist
Division of Corporations

Letter Number: 395A00009555

AI

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on February 27, 1995, to Articles of Incorporation for HAMMOCK CREEK HOMEOWNERS ASSOCIATION, INC. which changed its name to HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N94000002499.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of March, 1995



Sandra B. Northam

Sandra B. Northam
Secretary of State

ARTICLES OF AMENDMENT

1. In accordance with Section 607.1001 of the Florida Business Corporation Act, the following provision of the Articles of Incorporation of Hammock Creek Homeowners Association, Inc., a Florida not-for-profit corporation, filed with the Department of State on May 16, 1994, be and it hereby is amended as follows:

Article I be and it hereby is amended to read as follows:

"ARTICLE I

The name of the corporation shall be:

HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

(the "Association")

2. There are no designated voting groups.

Institutional Mortgagee.

3. The foregoing amendment was approved by the Development Bank and was unanimously adopted by the Directors of the Corporation on the 01 day of January, 1995, at which time there were no members.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Amendment this 30 day of January, 1995.

PALM TREE GOLF CORP., INC.

By: [Signature], as its

(SEAL)

[Signature]
George T. Elmore - Pres.

[Signature]
Gregory J. Fagan

[Signature]
Conrad W. Schaefer

FILED
95 FEB 27 PM 4:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles of Amendment
to
Articles of Incorporation
of

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 JAN 27 AM 10:22

HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

(Name of corporation as currently filed with the Florida Dept. of State)

N94000002499

(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:

NEW CORPORATE NAME (if changing):

(must contain the word "corporation," "incorporated," or the abbreviation "corp." or "inc." or words of like import in language; "Company" or "Co." may not be used in the name of a not for profit corporation)

AMENDMENTS ADOPTED- (OTHER THAN NAME CHANGE) Indicate Article Number(s) and/or Article Title(s) being amended, added or deleted: **(BE SPECIFIC)**

See attached Exhibit "A"

(Attach additional pages if necessary)
(continued)

A2

EXHIBIT "A"

AMENDMENT

TO

**ARTICLES OF INCORPORATION
OF
HAMMOCK CREEK MASTER ASSOCIATION, INC.**

1. Article VII, Board of Directors, shall be deleted in its entirety and shall be replaced by the following:

The Board of Directors shall consist of five (5) Members to be appointed in accordance with the By-Laws. So long as the Developer owns any Parcel that is being offered for sale in the ordinary course of business, the Developer shall appoint two (2) Directors, who shall not be required to be Members. Once the Developer no longer owns any Parcels that are being offered for sale in the ordinary course of business, the owner of the Golf Course shall appoint two (2) Directors, who shall not be required to be Members. At anytime, the Developer may, in writing, assign its powers to appoint Directors to the Owner of the Golf Course.

***** END OF AMENDMENTS*****


The date of adoption of the amendment(s) was: JAN 10, 2006

Effective date if applicable: _____
(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 was sufficient for approval.
- There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

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.)

GEORGE T. ELMORE

(Typed or printed name of person signing)

PRESIDENT

(Title of person signing)

FILING FEE: \$35

FILED

2010 JUL -6 PM 3:22

SECRETARY J. J. ...
TALLAHASSEE, FLORIDA.

ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION
of
HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC..
(present name)

N94000002499

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.10006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED)

New Paragraphs 7 and 8 added to Article V of the Articles of Incorporation are attached as Exhibit "A" and incorporated as if fully re-written herein.

SECOND: The date of adoption of the amendment(s) was: June 25, 2010.

THIRD: Adoption of Amendment (CHECK ONE)

The amendment(s) was(were) adopted by the members and the new number of votes case for the amendment was sufficient for approval.

There are no members or members entitled to vote on the amendment. The amendments(s) was(were) adopted by the board of directors.

Signature of Chairman, President or other officer

John Cicchino

Typed or printed name

President
Title

John Cicchino

6/26/10
Date

Exhibit "A"

**AMENDMENTS TO
ARTICLES OF INCORPORATION
OF
HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.**

Article V, of the Articles of Incorporation of Hammock Creek Master Homeowners Association, Inc. is amended to add new Paragraphs Nos. 7 and 8, which shall read as follows:

7. To enter into an agreement for a master antenna television system or for duly franchised cable television services, obtained under a bulk rate agreement, for the benefit of all members of the Association. The cost of a master antenna television system or duly franchised cable service under a bulk rate agreement shall be deemed a common expense of the Association.

8. To do all other acts and things deemed reasonable and necessary to promote the health, safety and general welfare of the Association and/or its members.

*****END OF AMENDMENTS*****

N94000002499

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

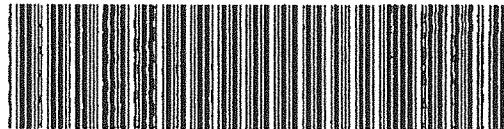
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ADR
7/7/10

DICKER, KRIVOK & STOLOFF, P.A.

ATTORNEYS AT LAW

1818 AUSTRALIAN AVENUE SOUTH
SUITE 400
WEST PALM BEACH, FLORIDA 33409

EDWARD DICKER
JAMES N. KRIVOK
SCOTT A. STOLOFF
LAURIE G. MANOFF
JOHN R. SHEPPARD, JR.

TELEPHONE
(561) 615-0123

FAX
(561) 615-0128

July 1, 2010

Florida Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

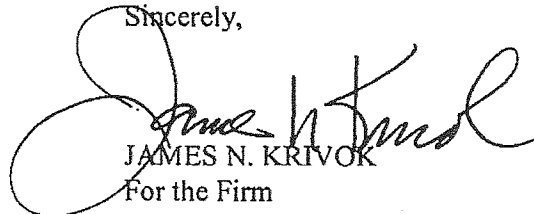
Re: Hammock Creek Master Homeowners Association, Inc.

To whom it may concern:

Enclosed please find the Articles of Amendment to the Articles of Incorporation of Hammock Creek Master Homeowners Association, Inc. for filing with the Division of Corporations, together with our firm's check in the amount of \$35.00 representing filing fee for the same.

Upon filing, please return a copy to our office. An addressed, stamped envelope is provided for your convenience. If you require anything further, please contact me.

Sincerely,



JAMES N. KRIVOK
For the Firm

JNK/cgw

Enclosures

cc: John Cicchino, President