

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

D. W. McKinnon, Director
Division of Corporations
904/488-9636

November 5, 1985

Mrs. Nettie Sims, Chief
Bureau of Corporate Records
904/488-9383

William R. Korp, Esq.
Isphording, Korp & Muirhead, P.A.
333 West Miami Avenue
Venice, FL 33595

Dear Mr. Korp:

The Articles of Incorporation for LAUREL HOLLOW
CONDOMINIUM ASSOCIATION, INC. were filed on
October 31, 1985, and assigned document number N11841.
Your check for \$38.00 covering the various fees has been
received.

Enclosed is a certified copy of the articles.

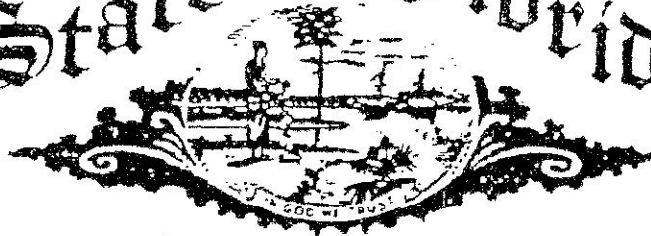
Should you have any questions regarding this matter, please telephone
(904) 488-9005, the Non-Profit Filing Section.

Sincerely,

D. W. McKinnon, Director
Division of Corporations

DWM:krg

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LAUREL HOLLOW CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on October 31, 1985, as shown by the records of this office.

The document number of this corporation is N11841.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 5th day of November, 1985.



CER-101

George Firestone
Secretary of State

ARTICLE III. QUALIFICATION OF MEMBERS

AND MANNER OF ADMISSION

The members of the corporation shall consist of all of the record owners of units in the Condominium and, after termination of the Condominium, shall consist of those who are members at the time of such termination and their successors and assigns.

Each change of membership in the corporation shall be established by (1) securing the approval of the corporation required by the Declaration of Condominium, and (2) recording in the Public Records of Sarasota County, Florida, a deed or other instrument establishing a record title to a unit in the Condominium and the delivery to the corporation of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the corporation and membership of the prior owner is terminated.

Members shall be entitled to one vote per unit as set forth in the Declaration of Condominium.

ARTICLE IV. TERM

The date of commencement of corporate existence shall be when these Articles have been filed with the Department of State and approved by it and the respective filing fee has been paid; the term for which the corporation in to exist shall be perpetual. In the event of dissolution of the corporation, no part of the corporation's earnings or assets shall inure to the benefit of any of its members.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 996 Laguna Drive, Venice, Florida 33595, Florida, and the name of the initial registered agent of the corporation at such address is Emile W. Mouhot.

ARTICLE VI. INCORPORATORS

The name and address of the incorporator to these Articles is Emile W. Mouhot.

ARTICLE VII. OFFICERS

The affairs of this corporation will be administered by a president, a vice president, a secretary and a treasurer, and such other officers as may be set forth in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting and shall serve at the pleasure of the Board of Directors. If a vacancy occurs in any office, it shall be filled by the Board of Directors. The names of the officers who are to serve until the first such election are as follows:

<u>Office</u>	<u>Name</u>
President	Emile W. Mouhot
Vice President	Emile J. Mouhot
Secretary	Michael B. Mouhot
Treasurer	Michael B. Mouhot

ARTICLE VIII. DIRECTORS

The affairs of this corporation shall be managed by a Board of Directors which shall consist of no less than three (3) Directors as determined in the Bylaws. Directors shall be elected at the

annual meeting of the members in the manner set forth in the Bylaws. Directors may be removed and the vacancies shall be filled in the manner provided by the Bylaws.

Directors need not be members of the corporation.

The Directors named in these Articles shall serve as Directors for the ensuing year or until the first annual meeting of the corporation, and any vacancies before then shall be filled in the manner set forth in the Bylaws.

All of the duties and powers of associations existing under the Condominium Act, Declaration of Condominium, these Articles and Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when specifically required.

The names and addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Emile W. Mouhot	996 Laguna Drive Venice, Florida 33595
Emile J. Mouhot	992 Laguna Drive Venice, Florida 33595
Michael B. Mouhot	992 Laguna Drive Venice, Florida 33595

ARTICLE IX. INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and all liabilities, including attorney fees, reasonably incurred by or imposed upon a Director in connection with any proceeding or any settlement of any proceeding to which the Director may

be a party or become involved in by reason of 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 or malfeasance in the performance of corporate duties.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE X. BYLAWS

The first Bylaws of the corporation shall be adopted by the Board of Directors and may be amended, altered or rescinded by the Board of Directors in the manner provided by such Bylaws.

ARTICLE XI. AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended in the manner provided by statute or in the following manner:

Every amendment shall be approved by the Board of directors, proposed by them to the members and approved at a membership meeting for which due notice of the proposed amendment was given, by affirmative vote of sixty-six percent (66%) of the members.


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

Further provided that no amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. A copy of each amendment shall be certified by

the Secretary of State and be recorded in the Public Records of Sarasota County, Florida.

THE UNDERSIGNED, for the purposes of becoming a corporation not-for-profit under the provisions of the laws of Florida, does make and affix my signature to acknowledge and file in the office of the Secretary of State these Articles of Incorporation.

WITNESS my respective hand and seal this 16th day of October, 1985.

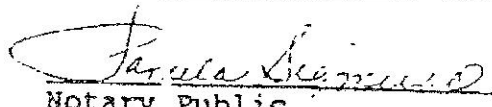

EMILE W. MOUHOT

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgements, personally appeared EMILE W. MOUHOT, to me known to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my and official seal in the county and State last aforesaid this 16th day of OCTOBER, 1985.


Notary Public

(SEAL)

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Apr 15, 1986
Bonded By Gen Ins Underwriters

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.


EMILE W. MOUHOT

FILED
1935 OCT 31 PM 3:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**FIRST AMENDMENT TO THE ARTICLES OF INCORPORATION OF LAUREL
HOLLOW, A LAND CONDOMINIUM**

Article VIII, is amended to read as follows:

The affairs of this corporation shall be managed by a Board of Directors which shall consist of no less than three (3) Directors as determined in the Bylaws. Directors shall be elected at the annual meeting of the members in the manner set forth in the Bylaws. Directors may be removed and the vacancies shall be filled in the manner provided by the Bylaws.

Directors must be members of the Corporation.

The Directors named in these Articles shall serve as Directors for the ensuing year or until the first annual meeting of the corporation, and any vacancies before then shall be filled in the manner set forth in the Bylaws.

All of the duties and powers of associations existing under the Condominium Act, Declaration of Condominium, these Articles and Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when specifically required.

The names and addresses of the first Board of Directors are as follows:
Emile W. Mouhot, Emile J. Mouhot, and Michael B. Mouhot, all of 996 Laguna Drive,
Venice, Florida 33595.

PROSPECTUS

LAUREL HOLLOW, A LAND CONDOMINIUM

THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIAL.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THE PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

EXHIBIT "1"

LAUREL HOLLOW, a Land Condominium

SUMMARY

1. THIS CONDOMINIUM IS CREATED AND BEING SOLD ON FEE SIMPLE INTERESTS.
2. THERE IS NO GROUND LEASE OR RECREATIONAL FACILITIES LEASE ASSOCIATED WITH THIS CONDOMINIUM.
3. THERE IS A LIEN OR LIEN RIGHT AGAINST EACH UNIT TO SECURE THE PAYMENT OF ASSESSMENTS OR OTHER EXACTIONS COMING DUE FOR THE USE, MAINTENANCE, UPKEEP OR REPAIR OF THE RECREATIONAL OR COMMONLY USED FACILITIES. THE UNIT OWNER'S FAILURE TO MAKE THESE PAYMENTS MAY RESULT IN FORECLOSURE OF THE LIEN.
4. RECREATIONAL FACILITIES MAY BE EXPANDED OR ADDED WITHOUT THE CONSENT OF UNIT OWNERS OR THE ASSOCIATION(S). Refer to the Description of Condominium where such rights are described.
5. THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE CONDOMINIUM ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD. Refer to Article ~~XIX~~ of the Declaration, Exhibit "2" of this Prospectus, where such rights of control are described in detail. XVII
6. THE SALE, LEASE OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED. For full information on these restrictions, refer to Article ~~XIII~~, Declaration of Condominium, XII, Exhibit "2" of this Prospectus. *(as amended)*
7. THIS PROSPECTUS CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.
8. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIAL.
9. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS PROSPECTUS AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

DESCRIPTION OF CONDOMINIUM

LAUREL HOLLOW

1. NAME AND LOCATION:
 - (a) LAUREL HOLLOW, A LAND CONDOMINIUM
275 307 Laurel Hollow Drive
Nokomis, Florida 33555 34275
 - (b) The maximum number of units that will use the common facilities is ninety-three (93).
2. THE DEVELOPER DOES NOT PLAN TO LEASE UNITS RATHER THAN SELL THEM. THE CONDOMINIUM IS CREATED AND BEING SOLD IN FEE SIMPLE INTEREST.
3. DESCRIPTION OF THE CONDOMINIUM:
 - (a) Laurel Hollow is a Land Condominium consisting of Ninety-Three individual condominium lots or parcels serviced with private roads, water, sewer, power and other utility services.
 - (b) A copy of the complete plot plan showing the location of the units and facilities used only by the unit owners is included in Exhibit "7" of this Prospectus.
4. DESCRIPTION OF THE RECREATIONAL AND OTHER FACILITIES:
 - (a) THERE IS NO RECREATIONAL FACILITIES LEASE ASSOCIATED WITH THIS CONDOMINIUM. THE UNIT OWNERS ARE NOT REQUIRED TO BE LESSEES OF OR PAY RENTAL UNDER ANY RECREATIONAL LEASE.
 - (b) RECREATIONAL FACILITIES MAY BE EXPANDED OR ADDED WITHOUT CONSENT OF THE UNIT OWNERS OR THE ASSOCIATION.
 - (c) A description of the recreational and other facilities the Developer is committing as commonly used facilities is described in Exhibit "10". 9
5. THE CONDOMINIUM IS NOT CREATED BY CONVERSION OF EXISTING IMPROVEMENTS.
6. THE CONDOMINIUM WILL BE COMPLETELY UNDER THE CONTROL OF THE UNIT OWNERS AND THE ASSOCIATION. NO OTHER PERSON HAS CONTROL OF ANY PROPERTY THAT WILL BE USED BY THE UNIT OWNERS. Refer to the Declaration of Condominium for further details on Association control.
7. THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD IN ACCORDANCE WITH ARTICLE XIX OF EXHIBIT "2" OF THE PROSPECTUS.

XVII

8. A SUMMARY OF RESTRICTIONS:

THE SALE, LEASE OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED. SEE ARTICLE ~~XIII~~ ^{XII (as amended)} OF THE DECLARATION OF CONDOMINIUM.

A copy of the Declaration of Condominium (Exhibit "2") is attached. This Declaration contains certain restrictions, a summary of some of which are:

1. No obnoxious or offensive pets shall be permitted or maintained on or in a unit or on the common elements. The keeping of all pets shall be subject to rules and regulations of the association concerning their care and maintenance. There is no restriction on children residing in the condominium.
2. Each condominium unit shall be used exclusively for residential purpose by one family with no more than six permanent residents, and no business or trade shall be permitted to be conducted therein or thereon, except for units used for models, sales offices, construction offices, storage or related use.
3. No condominium parcel or unit shall be divided or subdivided. No alterations or changes shall be made to the exterior of the dwelling or any other improvement on the unit without prior approval of the Board of Directors of the association.
4. No signs of any type shall be maintained, kept or permitted on any part of the common elements or in or on any unit where the same may be viewed from the common elements, except for sales and other signs erected or approved by the Developer.
5. Except for the sale or leasing thereof by the Developer, no parcel or unit shall be sold or leased by any person, party or corporation, without the owner thereof first applying on a form provided by the association for consent to the transfer to the Board of Directors of the association, which said consent shall be given or withheld upon the Board's determination of the ability of the proposed lessee of grantee to meet the financial obligations of the unit, and the social and moral desirability of said proposed lessee of grantee. Such application shall contain such information as required by the standard application form which shall be established by the Board of Directors of the association. Such consent shall be executed with the same formalities as required for the recording of a deed and recorded along with the deed conveying any unit within the condominium. Such consent must be given or denied within 30 days after the request for the same shall have been received by the Board of Directors.

See Article XII of Declaration of Condominium for further restrictions.

9. THERE IS NO LAND OFFERED BY THE DEVELOPER FOR USE BY THE OWNERS THAT IS NOT OWNED BY THEM.

10. UTILITIES WHICH SERVE THE PROJECT ARE AS FOLLOWS:

Water Supply:	Sorrento Utilities, Inc.
Sewer System:	Sorrento Utilities, Inc.
Waste Disposal:	Harris Disposal Co., Inc.
Electricity:	Florida Power & Light Company
Telephone:	General Telephone Company
Cablevision:	Storer Cable TV

11. DURING THE PERIOD OF DEVELOPER CONTROL OF THE CONDOMINIUM, ASSOCIATION MANAGEMENT WILL BE PROVIDED BY THE DEVELOPER. THERE ARE NO EXISTING CONTRACTS WHICH HAVE A DURATION OF GREATER THAN ONE (1) YEAR.

12. THE APPORTIONMENT OF THE COMMON EXPENSES HAS BEEN DETERMINED BY A FORMULA BASED ON THE NUMBER OF UNITS. THIS FORMULA IS THEN APPLIED TO THE TOTAL COMMON EXPENSES OF THE ASSOCIATION TO ARRIVE AT THE COST PER UNIT. THE OWNERSHIP OF THE COMMON ELEMENTS HAS ALSO BEEN APPORTIONED ACCORDING TO THE TOTAL NUMBER OF THE UNITS. EACH UNIT'S PROPORTIONATE SHARE OF THE OWNERSHIP OF THE COMMON ELEMENTS AND APPORTIONMENT OF THE COMMON EXPENSES IS 1/93.

13. THE ESTIMATED OPERATING BUDGET FOR THE CONDOMINIUM; THE INDIVIDUAL UNITS AND THE ASSOCIATION ARE INCLUDED IN EXHIBIT "5" OF THE PROSPECTUS.

14. ESTIMATED CLOSING COSTS TO BE PAID BY THE BUYER CONSIST OF:

1. Florida Documentary Stamps to be placed on the Warranty Deed. \$.50 for each one hundred dollars of purchase price.

2. Recording of Deed, \$5.00.

3. Attorney's fees for Purchaser's attorney, if any.

4. Mortgage financing costs and stamps on note and mortgage, if applicable.

15. At closing, Purchaser shall be provided, at Seller's expense, a fee title insurance or guaranty policy in the full amount of the purchase price.

16. THE DEVELOPER OF LAUREL HOLLOW IS:

U.S. Land Corp., a Florida Corporation which was incorporated in 1978. Previously, U.S. Land has developed Deer Creek Golf Estates in Deerfield Beach, a golf course community of 72 lots, 132 town house units and a four story condominium in the Fort Lauderdale area, Estancias of Capri Isles, a condominium community of 124 units in the Venice area; and is presently

completing the Mission Lakes of Venice project which consists of 264 units and three recreation areas.

17. THE PRINCIPAL DIRECTING THE CREATION AND DEVELOPMENT OF THE CONDOMINIUM IS:

Emile W. Mouhot - President of U.S. Land Corp. Mr. Mouhot is a graduate of the University of Pennsylvania and hold "unlimited class" general contractor's license. His building and development experience spans 26 years and ranges from custom home building in the state of New York to subdivision development including site development and utilities in the states of Virginia and Georgia. Homes built in New York, Virginia and Georgia total very close to 1,000. Mr. Mouhot has also developed industrial and commercial sites in the vicinity of Atlanta, Georgia.

On the East coast of Florida, Mr. Mouhot has developed three successful condominium projects and has been engaged in single family home construction and more recently land development. On the West coast of Florida, Mr. Mouhot has constructed over 100 single family homes and in excess of 400 condominiums.

18. CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK _____, PAGES _____ TO _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.