

**CAMBRIDGE GREENS
OF
CITRUS HILLS, FIRST ADDITION,
PROPERTY OWNERS ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION
BYLAWS
AND
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND
EASEMENTS**

AMENDED JANUARY 7, 2004

**CAMBRIDGE GREENS OF CITRUS HILLS,
FIRST ADDITION, PROPERTY OWNERS
ASSOCIATION, INC.**

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**AMENDED ARTICLES OF INCORPORATION
OF
CAMBRIDGE GREENS OF CITRUS HILLS, FIRST ADDITION,
PROPERTY OWNERS ASSOCIATION, INC.**

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation not-for-profit pursuant to Chapter 617, Laws of the State of Florida, providing for the formation, liability, rights, privileges, and immunities of a corporation not-for-profit.

**ARTICLE I
NAME OF CORPORATION**

The name of this Corporation shall be CAMBRIDGE GREENS OF CITRUS HILLS, FIRST ADDITION, PROPERTY OWNERS ASSOCIATION, INC. hereinafter referred to as the Association.

**ARTICLE II
GENERAL NATURE OF BUSINESS**

The general nature of business to be conducted by the Association is to provide for maintenance, preservation and architectural control of the property and any additions thereto as well as provide for supplemental road maintenance and to provide for the staff expenses, if any, of the Architectural Control Board, fix annual and special assessments or charges to be levied against the property, enforce any and all covenants and restrictions applicable to the property, provide security services to the property and do any other things that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of the Cambridge Greens of Citrus Hills, First Addition Subdivision, located in Citrus County, Florida and hereinafter described as that property platted of record in the Public Records of Citrus County, Florida, known as Cambridge Greens of Citrus Hills, First Addition, as well as other properties which may by and through the recordation of supplemental restrictions be brought under the authority and control of the Association. The Association is not organized for profit and no part of the net earnings, if any shall inure through the benefit of any member, individual, person, firm or corporation.

ARTICLE III
POWERS

The Association shall have the power to:

- A. Exercise all the powers and privileges and to perform all the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills, First Addition, hereinafter called the “Declaration”, applicable to the property and recorded in the Public Records of Citrus County, Florida , known as Cambridge Greens of Citrus Hills, First Addition, as the same may be amended from time to time as therein provided. Said Declaration being incorporated herein as if set forth at length.
- B. Fix, levy, collect and enforce payment by any lawful means of any charges and assessments which the Association may impose pursuant to the recorded Declaration, and any amendments thereto, as well as agreements of undertakings by purchasers in the Cambridge Greens of Citrus Hills, First Addition Subdivision, for the supplemental maintenance, repairs and replacement of the public rights-of-way and appurtenances thereto that are located on the properties which can include but is not limited to landscaping, paving, drainage, street lighting and other such purposes and activities which the Association may lawfully conduct. To pay all expenses in connection therewith and all office and other expenses incident to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- C. To have and to exercise all the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.
- D. To borrow money, and with the assent of a majority of the members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

ARTICLE IV
MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot in the properties shall be a member of the Association. For the purposes of this paragraph, a recorded owner, in addition to as described hereinabove, shall be defined to mean any purchaser under an Agreement for Deed who is not in default of said Agreement for Deed, and all persons or entities who are obligated by the Declaration or amendments thereto to pay assessments to the Association or who by separate undertaking have agreed to pay such assessments shall be members of the Association.

The foregoing is not intended to nor shall it include any person or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any such lot or unit in the property.

ARTICLE V
VOTING RIGHTS

- A. The owner of each residential lot shall have one (1) vote per residential lot owned.

- B. Each owner of a residential lot or lots shall be entitled to one (1) vote for each lot owned. Notwithstanding any provision to the contrary, the Declarant shall have the right to vote a majority of the votes cast at any meeting of the members for the first three (3) years after the recording of this Declaration, or until Declarant waives the right to elect a majority of the Board of Directors by an instrument in writing. When persons, other than the Declarant, own twenty-five percent (25%) or more of the lots in the property, they shall be entitled to elect one (1) member to the Board of Directors. The Declarant shall have the right to elect one (1) member of the Board of Directors at the annual meeting until such time as Declarant no longer holds the title to any portion of the properties.

ARTICLE VI
MEETINGS OF MEMBERS

The Bylaws of the Association shall provide for an Annual Meeting of members and may make provisions for regular and special meetings of members other than the Annual Meeting. A quorum for the transaction of business at any meeting of the members shall exist if thirty five percent (35%) of the total number of members in good standing shall be present at the meeting in person or by proxy. If the required quorum is not present another meeting may be called and the required quorum shall be seventeen and one half percent (17.5%) of the total number of members in good standing.

ARTICLE VII
CORPORATE EXISTENCE

The Corporation shall have perpetual existence.

ARTICLE VIII
BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles of Incorporation. Such Bylaws may be altered, amended or repealed by the Board of Directors in the manner set forth in the Bylaws.

ARTICLE IX
AMENDMENTS

Amendments to these Articles of Incorporation may be made by a majority vote of the Board of Directors.

ARTICLE X
NUMBER OF DIRECTORS

The business of this corporation shall be conducted by a Board of Directors consisting of not less than five (5) or more than seven (7) members. All of these elected officers shall be property-owning members of Cambridge Greens of Citrus Hills, First Addition, Property Owners Association, Inc.

ARTICLE XI
SUBSCRIBERS

The name and street address of the Incorporator to these Articles of Incorporation is as follows:

Scott Stephens
2416 North Essex Avenue
Hernando, Florida 32642

ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All Officers and Directors shall be indemnified by the Association against all expenses and liabilities, including attorneys fees reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance on behalf of all

Officers and Directors against any liability asserted against them or incurred by them in their capacity as Officers and Directors or arising out of their status as such.

ARTICLE XIII
REGISTERED AGENT

The Board of Directors is authorized to employ a management company to carry out the fiscal and clerical functions of the Association under the direction of the Board of Directors.

THESE AMENDED ARTICLES OF INCORPORATION ARE DATED AND ADOPTED THIS 7th DAY OF JANUARY, 2004.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, First Addition, Property Owners Association, Inc. a Florida Not-For-Profit Corporation, has hereunto set its hand this 7th day of January, 2004.

Cambridge Greens of Citrus Hills, First Addition, Property Owners Association, Inc.

By: Robert E. Fredrickson
Robert E. Fredrickson - President

By: Charles J. Sherron
Charles J. Sherron - Secretary/Treasurer

Mary C. Schlumberger
Witness - Mary C. Schlumberger

Robert C. Truax
Witness - Robert C. Truax

(Seal)

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 7th day of January, 2004 by Robert E. Fredrickson as the President and Charles J. Sherron, as the Secretary/Treasurer, of Cambridge Greens of Citrus Hills, First Addition, Property Owners Association Inc. who are personally known to me to be the persons herein described above.

Mary C. Schlumberger
Mary C. Schlumberger, Notary Public

This instrument was prepared by:
Mary C. Schlumberger
6220 W. Corporate Oaks Dr.
Crystal River, FL 34429-8723



Cambridge Greens of Citrus Hills
First Addition Property Owners Association Inc.
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Crystal River, FL 34429-8723