

ARTICLES OF INCORPORATION

Exhibit 6

OF

FOXWOOD COMMUNITY ASSOCIATION, INC.

In compliance with the requirements of Section 617.013, Florida Statutes, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I
NAME

The name of the corporation is Foxwood Community Association, Inc., hereafter called the "Association."

ARTICLE II
PRINCIPAL OFFICE

The principal office of the Association is located at 17 South Magnolia Avenue, Orlando, Florida 32801.

ARTICLE III
REGISTERED AGENT

Richard R. Swann, whose address is 17 South Magnolia Avenue, Orlando, Florida 32801, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

See attached Schedule "A"

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of Clerk of the Circuit Court, Seminole County, Florida, and 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, all charges or assessments pursuant to the terms of the Declaration; to 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 against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of 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;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) 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 residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

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 assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, 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 they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on January 1, 1982.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of no more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors, which shall be three in number, are:

<u>NAME</u>	<u>ADDRESS</u>
Richard R. Swann, Secretary	17 South Magnolia Avenue Orlando, Florida 32801
Edward E. Haddock, Jr., Treasurer	17 South Magnolia Avenue Orlando, Florida 32801
Allan E. Keen, President	1001 Semoran Boulevard Altamonte Springs, Florida 32701

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members, or, as described by Florida law. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

SUBSCRIBERS

The names and residences of the subscribers are:

<u>NAME</u>	<u>ADDRESS</u>
<u>Richard R. Swann</u>	<u>17 S. Magnolia Avenue</u> <u>Orlando, Florida 32801</u>
<u>Edward E. Haddock, Jr.</u>	<u>17 S. Magnolia Avenue</u> <u>Orlando, Florida 32801</u>
<u>Allan E. Keen</u>	<u>1001 Semoran Boulevard</u> <u>Altamonte Springs, Florida 32701</u>

ARTICLE XI

AMENDMENTS

Upon the vote of 25% of the membership, an amendment may be proposed to the Articles. However, any amendment to become effective shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XII

BY-LAWS

The By-Laws shall be made by the Board of Directors of the Association. The By-Laws shall be altered or rescinded by a majority of a quorum of members present, in person or by proxy, at a regular or special meeting of the members.

ARTICLE XIII

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 17th day of April, 1978.

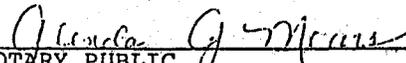

RICHARD R. SWANN


EDWARD E. HADDOCK, JR.


ALLAN E. KEEN

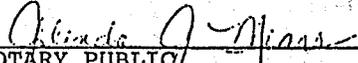
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Articles of Incorporation was acknowledged before me this 17th day of April, 1978 by RICHARD R. SWANN.


NOTARY PUBLIC
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Aug. 2, 1981
Banded by American Ins & Surety Company

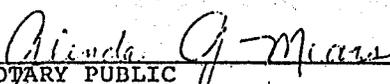
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Articles of Incorporation was acknowledged before me this 17th day of April, 1978 by EDWARD E. HADDOCK, JR.


NOTARY PUBLIC
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Aug. 2, 1981
Banded by American Ins & Surety Company

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Articles of Incorporation was acknowledged before me this 17th day of April, 1978, by ALLAN E. KEEN.


NOTARY PUBLIC
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Aug. 2, 1981
Banded by American Ins & Surety Company

FOXWOOD, PHASE 1

Section 7, Township 21 South, Range 29 East

Seminole County, Fl

Beginning at the NE corner of the SW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida run S89°02'14"E, along the North line of the SE 1/4 of the NE 1/4 of said Section 7 a distance of 16.50 feet; thence run S00°39'41"W parallel with the West line of said SE 1/4 of the NE 1/4 of Section 7, a distance of 1349.13 feet to the South line of said SE 1/4 of the NE 1/4; thence run N88°35'12"W along the South line of said SE 1/4 of the NE 1/4 and the South line of the SW 1/4 of the NE 1/4 of said Section 7 a distance of 356.37 feet; thence run S15°11'09"W, 162.83 feet; thence run Southwesterly along a curve concave to the Southeast having a radius of 947.00 feet, a central angle of 14°17'42", an arc distance of 236.27 feet; thence run S00°53'27"W., 873.57 feet; thence run southerly along a curve concave to the East having a radius of 1947.00 feet, a central angle of 00°39'04", an arc distance of 22.13 feet; thence run S00°14'23"W, 337.31 feet; thence run Southwesterly along a curve concave to the Northwest having a radius of 553.00 feet, a central angle of 34°00'40", an arc distance of 328.26 feet; thence run S34°15'03"W, 100.00 feet; thence run Southwesterly along a curve concave to the Southeast having a radius of 447.00 feet, a central angle of 27°33'03", an arc distance of 214.94 feet; thence run S06°42'00"W, 199.50 feet to the Northerly right-of-way line of State Road No. 436; thence run Northwesterly along said right-of-way line and a curve concave to the Northeast having a radius of 2796.93 feet, a central angle of 02°10'18", a chord bearing of N83°18'00"W, an arc distance of 106.01 feet; thence run N06°42'00"E, 199.50 feet; thence run Northeasterly along a curve concave to the Southeast having a radius of 553.00 feet, a central angle of 27°33'03", an arc distance of 265.91 feet; thence run N34°15'03"E, 100.00 feet; thence run Northeasterly along a curve concave to the Northwest having a radius of 447.00 feet, a central angle of 34°00'40", an arc distance of 265.34 feet; thence run N00°14'23"E, 337.31 feet; thence run Northerly along a curve concave to the East having a radius of 2053.00 feet, a central angle of 00°39'04", an arc distance of 23.33 feet; thence run N00°53'27"E., 394.15 feet; thence run N89°06'33"W, 804.27 feet to the West line of the NW 1/4 of the SE 1/4 of said Section 7: thence run N00°46'27"E., along said West line a distance of 880.00 feet to the NW corner of said NW 1/4 of the SE 1/4; thence run S88°35'12"E, along the North line of said NW 1/4 of the SE 1/4, a distance of 131.07 feet; thence run N45°00'47"E, 585.77 feet; thence run N44°59'13"W, 200.00 feet; thence run N45°00'47"E, 107.44 feet; thence run N28°20'10"W, 107.04 feet; thence run N33°47'43"W, 110.03 feet; thence run N42°27'22"W, 60.00 feet; thence run N47°32'38"E, 10.00 feet; thence run Northeasterly along a curve concave to the Southeast having radius of 205.00 feet, a central angle of 10°47'34", an arc distance of 38.62 feet; thence run N23°43'58"W, 100.77 feet; thence run N14°00'00"W, 202.17 feet, thence run N00°40'57"E, 157.52 feet to the North line of the SW 1/4 of the NE 1/4 of said Section 7; thence run S89°02'14"E, along said North line of the SW 1/4 of the NE 1/4 a distance of 1058.86 feet to the Point of Beginning.

Schedule "A"

ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
FOXWOOD COMMUNITY ASSOCIATION, INC.

Pursuant to the provisions of Florida Statute 617.02, and in accord with Article XI of the Articles of Incorporation of Foxwood Community Association, Inc., dated April 17, 1978, the undersigned corporation hereby adopts the following Articles of Amendment to the Articles of Incorporation:

1. Article XII of the original Articles of Incorporation, which presently reads as follows, to-wit:

Article XII - By-Laws.

The By-Laws shall be made by the Board of Directors of the Association. The By-Laws shall be altered or rescinded by a majority of a quorum of members present, in person or by proxy, at a regular or special meeting of the members.

is hereby deleted in its entirety, and in its place, stead, and in lieu thereof is inserted a new Article XII, which reads as follows, to-wit:

Article XII - By-Laws.

The By-Laws shall be made by the Board of Directors of the Association. The By-Laws shall be altered or rescinded by majority of a quorum of members present, in person or by proxy, at a regular or special meeting of the members, except, that the FHA or the VA shall have the right to veto amendments to the By-Laws while there is Class B membership.

2. The following Article XIV shall be added to the Articles of Incorporation:

Article XIV - Initial Officers.

The names and addresses of those persons who are to act as officers of the corporation until the election of their successors and their terms of office are:

FEB 22 3 19 PM 1978
SECRETARY'S OFFICE
FILE

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Allan E. Keen	President	17 S. Magnolia Ave. Orlando, FL 32801
Richard R. Swann	Secretary	17 S. Magnolia Ave. Orlando, FL 32801
Edward E. Haddock, Jr.	Treasurer	17 S. Magnolia Ave. Orlando, FL 32801

The above-named officers are to serve until the first election of officers which shall take place at the first meeting of the Board of Directors and annually thereafter, following each annual meeting of the members.

3. The legal description to that certain real property located in Seminole County, Florida, as described in Schedule "A" of Article IV of the original Articles of Incorporation is hereby expanded to include the additional real property described in the attached Schedules "B" and "C."

4. In all other respects, the existing Articles of Incorporation shall remain unchanged.

DATED this 5th day of February, 1979.

Signed, sealed and delivered in the presence of:

FOXWOOD COMMUNITY ASSOCIATION, INC.

[Signature]
[Signature]

By [Signature]
Allan E. Keen, President

Attest: [Signature]
Richard R. Swann, Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ALLAN E. KEEN, the President and RICHARD R. SWANN, the Secretary of FOXWOOD COMMUNITY ASSOCIATION, INC., to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 5th day of February, 1979.

[Signature]
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 12/31/1980
RICHARD R. SWANN, SECRETARY

of the Northwest 1/4, Section 7, Township 21 South, Range 24 East, Seminole County, Florida; being more particularly described as follows:

Commence at the Northwest corner of the plat of FOXWOOD PHASE I, as recorded in Plat Book 21, Pages 53, 54 and 55 of the Public Records of Seminole County, Florida; thence N.89°02'14"W. along the North line of said SW 1/4 of the NE 1/4 for 264.24 feet to the NE corner of said SE 1/4 of the NW 1/4; thence N.28°46'07"W. along the North line of said SE 1/4 of the NW 1/4 for 641.94 feet; thence S.00°41'55"W. for 209.78 feet to the Point of Beginning of the hereinafter described parcel; thence continue S.00°41'55"W. for 135.40 feet to the point of curvature of a circular curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 380.00 feet and a central angle of 25°37'29", for 169.95 feet; thence S.65°04'26"W. for 110.00 feet; thence S.24°55'34"E. for 167.26 feet; thence S.19°05'40"E. for 106.99 feet; thence S.50°45'04"E. for 275.49 feet; thence S.08°35'36"W. for 109.75 feet; thence S.01°26'36"W. for 250.42 feet to the South line of the SE 1/4 of the NW 1/4, said Section 7; thence S.88°33'24"E. along said South line for 400.63 feet to the SE corner of said SE 1/4 of the NW 1/4, said corner also being a point on the Westerly boundary of FOXWOOD PHASE I, according to the plat thereof as recorded in Plat Book 21, Pages 53, 54 and 55 of the Public Records of Seminole County, Florida; thence S.88°35'12"E. along said Westerly boundary for 131.06 feet; thence N.45°00'47"E. along said Westerly boundary for 585.77 feet; thence N.44°59'13"W. along said Westerly boundary for 200.00 feet; thence N.45°00'47"E. along said Westerly boundary for 107.44 feet; thence N.28°20'10"W. along said Westerly boundary for 107.04 feet; thence along the following fourteen (14) courses; (1) S.43°46'08"W. for 137.08 feet; (2) S.53°23'37"W. for 140.15 feet; (3) S.45°00'47"W. for 75.31 feet; (4) N.39°45'38"W. for 288.32 feet; (5) S.53°15'36"W. for 88.26 feet; (6) S.76°38'23"W. for 89.97 feet; (7) N.82°58'35"W. for 65.00 feet; (8) N.63°47'15"W. for 65.00 feet; (9) N.47°11'04"W. for 65.57 feet; (10) N.29°00'43"W. for 70.95 feet; (11) N.24°55'34"W. for 150.00 feet; (12) N.15°57'04"W. for 72.09 feet; (13) N.00°41'55"E. for 157.16 feet; (14) N.89°18'05"W. for 170.00 feet to the Point of Beginning.