

# Exhibit A

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

04 JUN 22 AM 11:31

## ARTICLES OF INCORPORATION

OF

### SCARBOROUGH ESTATES AT PGA VILLAGE HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned, being a natural person, hereby acts as an incorporator in adopting and filing the following Articles of Incorporation.

#### ARTICLE ONE

The name of the corporation is:

**SCARBOROUGH ESTATES AT PGA VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

#### ARTICLE TWO

The mailing address, street address, and principal office of the corporation is:

287 Goolsby Boulevard, Deerfield Beach, Florida 33442.

#### ARTICLE THREE

This corporation is organized for the purpose of owning, holding, and managing real and personal property in Florida, and managing the affairs of this Homeowners' Association, a subassociation member of the master association known as PGA VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., in accordance with the provisions of Florida law.

#### ARTICLE FOUR

The Directors shall be elected by the homeowners of the 27 Lots in Scarborough Estates, a subdivision in St. Lucie County, Florida. The owner or owners of each lot shall be entitled to one vote for each lot owned in the Scarborough Estates subdivision.

#### ARTICLE FIVE

The names, addresses and title of the initial Directors and Officers of **SCARBOROUGH ESTATES AT PGA VILLAGE HOMEOWNERS' ASSOCIATION, INC.** are as follows:

Richard S. Jones, Jr.  
President and Director  
287 Goolsby Boulevard  
Deerfield Beach, FL  
33442

Jennifer L. Jones  
Treasurer and Director  
287 Goolsby Boulevard  
Deerfield Beach, FL  
33442

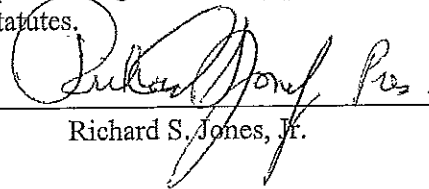
Joseph Jones  
Secretary and Director  
287 Goolsby Blvd.  
Deerfield Beach, FL  
33442

### ARTICLE SIX

The name and Florida street address of the initial Registered Agent are:

Richard S. Jones, Jr.  
287 Goolsby Boulevard  
Deerfield Beach, Florida 33442.

Having been named as Registered Agent and to accept service of process for **SCARBOROUGH ESTATES AT PGA VILLAGE HOMEOWNERS' ASSOCIATION, INC.** at the place designated in the Articles of Incorporation, I hereby accept appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent as provided for in Section 617.0503 of the Florida Statutes.



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Richard S. Jones, Jr.

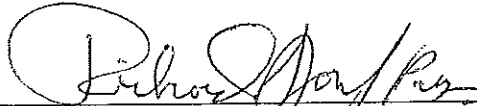
### ARTICLE SEVEN

The name and Florida street address of the Incorporator are:

Richard S. Jones, Jr.  
287 Goolsby Boulevard  
Deerfield Beach, Florida 33442.

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IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on June 17, 2004.



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Richard S. Jones, Jr.

In accordance with the Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of SCARBOROUGH ESTATES AT PGA VILLAGE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, filed on June 22, 2004, as shown by the records of this office.

The document number of this corporation is N04000006188.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2663281 02/22/2005 at 01:22 PM  
OR BOOK 2167 PAGE 2807 - 2809 Doc Type: MS  
RECORDING: \$27.00

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Twenty-second day of June, 2004



CR2EO22 (2-03)

*Glenda E. Hood*  
Glenda E. Hood  
Secretary of State