

EXHIBIT "B"

ARTICLES OF INCORPORATION

OFF. REC. 77798 103

OF

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

The undersigned hereby associate to form a corporation not for profit under Chapter 617 of the Florida Statutes.

ARTICLE I

NAME

The name of this corporation shall be THE LINKS HOMEOWNERS' ASSOCIATION INC., hereinafter referred to as the ("Association").

ARTICLE II

PURPOSE

The purpose of the Association is to acquire title to and own, and whether owned or not, to operate, maintain and preserve the Common Area, as such term is defined in the Declaration of Covenants, Conditions, Restrictions, and Easements for THE LINKS HOMEOWNERS' ASSOCIATION, INC., which will be recorded among the Public Records of Hillsborough County, Florida, (hereinafter called "Declaration"), in the development located in Hillsborough County, Florida, known as THE LINKS. The Association is also formed to maintain the privately owned areas of THE LINKS HOMEOWNERS' ASSOCIATION which are not maintained by their owners.

ARTICLE III

POWERS

The Association shall have all of the powers given to corporations not for profit by the Florida Statutes and all of the powers expressly conferred upon it by the Declaration, together with all powers necessary to fulfill all such stated powers and the duties expressly given to it by such Declaration. These powers include, but are not limited to, the power to:

A. Maintain, repair, improve and insure the Common Area as defined in the Declaration and other real or personal property which the Association owns or which it has assumed the obligation to maintain, including without limitation the surface water management system which includes the lakes, retention areas, culverts and related appurtenances;

B. Make and collect assessments from its Members;

C. Pay all Association expenses;

D. Acquire title to and exercise all rights of ownership in and to any real or personal property;

E. Convey real or personal property;

F. Make, amend and enforce reasonable rules and regulations for the use of the property it owns or maintains;

G. Enforce the terms of the Declaration, these Articles, and the By-Laws of the Association;

H. Sue and be sued;

I. Contract for operation and maintenance services;

J. Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures, and related appurtenances;

K. Require all owners to be members of the Association;

L. Exist in perpetuity, but in the event that the Association is dissolved, the property consisting of the surface water management system ("SWMS") shall be conveyed to an appropriate agency or local government, and if not accepted, then the SWMS shall be dedicated to a similar, non-profit corporation;

M. Take any other action necessary for the purposes for which the Association is formed.

ARTICLE IV

MEMBERS

1. Every record owner of a fee interest in any Lot, as defined in the Declaration, including contract Sellers, shall be a Member of the Association. The foregoing is not intended to include persona 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 a Parcel.

2. Change of membership in the Association shall be established by the recording, in the Public Records of Hillsborough County, Florida, of a deed or other instrument establishing a