

REC 3300  
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 SER .....  
 INT 3300  
 TOT 3300

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SPRING LAKE HOMEOWNERS ASSOCIATION OF PALM HARBOR, INC., a corporation organized under the Laws of the State of Florida, filed on March 21, 1985, as shown by the records of this office.

The charter number of this corporation is N08293.

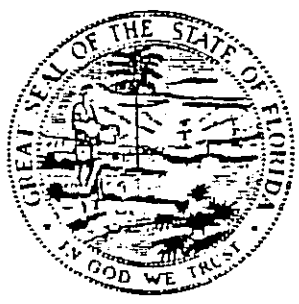
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FILED  
 Clerk Circuit Court, Pasco County, FL  
 APR 10 6 27 PM '85

RECORD VERIFIED  
 JED PITTMAN  
 Clerk Circuit Court, Pasco County  
*J. Graham*

1200004 10 9882 04-10-85 110  
 RECORDING  
 10 CASH TOTAL 2 00

Given under my hand and the  
 Great Seal of the State of Florida,  
 at Tallahassee, the Capital, this the  
 25th day of March, 1985.



CER-101

George Firestone  
 Secretary of State

O.R. 1406 PG 1693

SP614

NO8293

ARTICLES OF INCORPORATION  
OF

FILED

1935 MAR 21 PM 1:53

SPRING LAKE HOMEOWNERS ASSOCIATION OF PALM HARBOR, INC.

SECRETARY OF STATE  
PALM HARBOR, FLORIDA

The undersigned, all of whom are of legal 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 SPRING LAKE HOMEOWNERS ASSOCIATION, OF PALM HARBOR, INC., hereafter called the "Association".

ARTICLE II

ADDRESS

The principal office of the Association is located at 2320 U. S. Highway 19 North, Palm Harbor, Florida.

ARTICLE III

REGISTERED AGENT

William E. Crenshaw, whose address is 2320 U. S. Highway 19 North, Palm Harbor, Florida, is hereby appointed the initial registered agent of this Association.

Agency Accepted:

By William E. Crenshaw  
William E. Crenshaw

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:

SPRING LAKE

and to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as

Return to:  
SURETY TITLE INSURORS, INC.  
2509-A MURPHY RD.  
CLEARWATER FL. 33546  
PH. 813 - 535-2135



O.R. 1406 PG 1694

THIS INSTRUMENT PREPARED BY (& RETURN TO):  
DONALD R. HALL, ATTORNEY  
GOZA and HALL, P.A.  
BOX 12208, CLEARWATER, FL 33516-0013

12933

may hereafter be brought within the jurisdiction of this Association for this purpose to:

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(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 Public Records of Pasco 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) contract with a third party for the management of the Property and to delegate to the Contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Directors or the membership of the corporation;

(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 a majority

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of the Board of Directors agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit 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 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.

(h) This Association is not a condominium association and is not subject to the Florida Condominium Law (F.S. 718).

#### 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 (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lots, 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 (1) vote be cast with respect to any Lot.

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Class B. The Class B member shall be the Declarant (as defined in the Declaration), and shall be entitled to nine (9) 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 December 31, 1995, or
- (c) when the Declarant waives in writing its right to Class B membership.

#### ARTICLE VII

#### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors initially composed of four (4) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of this Association, but shall never be less than three (3) nor more than nine (9). The Directors shall be divided into three (3) classes: Class A, Class B and Class C. The term of office for all Directors shall be three (3) years, except that the term of office of the initial Class A Director shall expire at the first annual meeting of the members, the term of office of the initial Class B Director shall expire at the annual meeting one (1) year thereafter, and the term of office of the initial Class C Director shall expire at the annual meeting two (2) years thereafter. The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

Names

Addresses

CLASS A DIRECTOR

Billy R. Barnes

2320 U.S. Highway 19, North  
Palm Harbor, Florida 33563

CLASS B DIRECTOR

William E. Crenshaw

2320 U. S. Highway 19, North  
Palm Harbor, Florida 33563

CLASS C DIRECTOR

John M. Fromme	2320 U. S. Highway 19, North Palm Harbor, Florida 33563
Donna L. Steeves	2320 U. S. Highway 19, North Palm Harbor, Florida 33563

ARTICLE VIII

OFFICERS

The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the members of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Names</u>	<u>Addresses</u>
William E. Crenshaw, President	2320 U. S. Highway 19 North Palm Harbor, Florida 33563
Billy R. Barnes, V.P., Secretary & Treasurer	2320 U. S. Highway 19 North Palm Harbor, Florida 33563

ARTICLE IX

BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE X

INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part or to which he may become involved by reason of his 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. 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 XI  
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. 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XII  
DURATION

The corporation shall exist perpetually.

ARTICLE XIII  
AMENDMENTS

Amendment of these Articles shall require the assent of a majority of the entire membership.

ARTICLE XIV  
SUBSCRIBERS

The names and addresses of the subscribers of these Article of Incorporation are as follows:

<u>Names</u>	<u>Addresses</u>
Donna L. Steeves	2320 U.S. Highway 19, North Palm Harbor, Florida 33563
William E. Crenshaw	2320 U.S. Highway 19, North Palm Harbor, Florida 33563
Billy R. Barnes	2320 U.S. Highway 19, North Palm Harbor, Florida 33563

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers of this Association, have executed these Articles of Incorporation this 12th day of March, 1985.

Donna L. Steeles  
William E. Crenshaw  
Billy R. Barnes

STATE OF FLORIDA  
COUNTY OF Pinellas

SECRETARY  
TALMONT  
1985 MAR 22  
FILE

BEFORE ME, the undersigned authority, personally appeared DONNA L. STEELES, WILLIAM E. CRENSHAW and BILLY R. BARNES, who, after being first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of MARCH, 1985.

[Signature]  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. NOV 14, 1987  
BONDED THRU GENERAL INS. UNO.