

719136

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only

No change in  
OLDIRA.

(38)



300064481273

03/29/06--01005--000 \*\*35.00

FILED  
06 MAR 29 AM 10:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Restated  
Articles

38



2401 W. Bay Drive  
Suite 414  
Largo, Florida 33770-1941  
Phone: (727) 559-0588 Fax: (727) 581-4063  
US Toll Free: (800) 535-3318

ADMINISTRATIVE OFFICE  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
800.432.7712 U.S. TOLL FREE

WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM

March 21, 2006

Reply To:  
Largo  
Ellen Hirsch de Haan, J.D.  
Direct dial: (727) 559-0588  
edehaan@becker-poliakoff.com

Florida Department of State  
Amendment Section  
P.O. Box 1500  
Tallahassee, FL 32302-1500

Re: Amended and Restated Articles of Incorporation of Bayway Isles –  
Point Brittany Four Condominium Corporation, Inc.

Dear Sir/Madam:

FLORIDA OFFICES  
BOCA RATON  
FORT MYERS  
FORT WALTON BEACH  
HOLLYWOOD  
HOMESTEAD  
LARGO  
MELBOURNE \*  
MIAMI  
NAPLES  
ORLANDO  
SARASOTA  
TALLAHASSEE  
WEST PALM BEACH

Enclosed please find the original Amended and Restated Articles Incorporation of Bayway Isles – Point Brittany Four Condominium Corporation, Inc., and a copy of same to be stamped and returned to this office. Please also find a check in the amount of \$35.00, your recording fee, and a return envelope for our copy of the document.

If you should have any questions, please do not hesitate to contact this office.

Yours truly,

ELLEN HIRSCH de HAAN  
For the Firm

AFFILIATED OFFICES  
BEIJING  
FRANKFURT  
NEW YORK  
PRAGUE  
TEL AVIV

EHD/sdk  
Enclosure

P06591/74554

\* by appointment only

**RESTATED ARTICLES OF INCORPORATION  
OF  
BAYWAY ISLES – POINT BRITTANY FOUR CONDOMINIUM CORPORATION, INC.  
Document No. 719316**

Pursuant to the provisions of section 617.1007, Florida Statutes, the undersigned Florida nonprofit corporation adopts the attached Amended and Restated Articles of Incorporation.

All amendments to the original Articles of Incorporation have been incorporated into the attached Restated Articles of Incorporation. The amendments were previously adopted by the Members as required by the Condominium Documents; and previously filed with the Florida Division of Corporations as required by Florida Statutes Section 617.01201, 617.1002 and 617.1006.

(SEAL)

BAYWAY ISLES – POINT BRITTANY FOUR  
CONDOMINIUM CORPORATION, INC.

BY: *Frank Schwartz*  
Frank Schwartz, President

DATED 3/15, 2006.

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Frank Schwartz, to me known to be the President of Bayway Isles – Point Brittany Four Condominium Corporation, Inc., and he acknowledged before me that he freely and voluntarily executed the same as such authorized agent, under authority vested in him by said corporation. He is personally known to me or has produced (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this day of March 15, 2006.

*[Signature]*  
Notary Public

My commission expires:



FILED  
06 MAR 29 AM 10:40  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

EXHIBIT G TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
BAYWAY ISLES - POINT BRITTANY FOUR, A CONDOMINIUM,  
PINELLAS COUNTY, FLORIDA  
AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
BAYWAY ISLES - POINT BRITTANY FOUR  
CONDOMINIUM CORPORATION, INC., A CORPORATION NOT FOR PROFIT

1. Name and Place of Business. The name of the Corporation is BAYWAY ISLES - POINT BRITTANY FOUR CONDOMINIUM CORPORATION, INC. The place of business shall be 5200 Brittany Drive, South, St. Petersburg, FL 33715.

2. Purpose. The corporation is organized as a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes and is a Condominium Association as referred to and authorized by Section 711.12 of the Florida Statutes. The purpose for which the corporation is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida known as "Bayway Isles - Point Brittany Four, A Condominium". A description of the lands of said condominium is attached hereto as Exhibit A. Said condominium is herein called "Condominium" and the Declaration of Condominium whereby the same has or will be created is herein called "Declaration".

3. Qualification of Members and Manner of Their Admission. The members of this corporation shall constitute all of the record owners of condominium parcels of the Condominium. After receiving the approval of the corporation, as required under the Declaration, change of membership in this corporation shall be established by recording in the Public Records of Pinellas County, Florida a deed or other instrument establishing record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the corporation. The membership of the prior owner of such condominium parcel shall be thereby terminated.

4. Term. The existence of the corporation shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and in the event of such termination, the corporation shall be dissolved in accordance with law.

5. Names and Residences of Subscribers. The names and residences of the subscribers to these Articles of Incorporation are:

STANLEY H. SPIELER

2945 South Miami Avenue  
Miami, Florida

MARY JANE BAUER

641 N. E. 142nd Street  
North Miami, Florida

MOIE J. L. TENDRICH

6151 Twin Lakes Drive  
South Miami, Florida

6. Directors and Officers. The affairs of the Association shall be managed by its Board of Directors. The officers of the Corporation shall be a President, Vice President, Treasurer, and Secretary, which officers shall be elected annually by the Board of Directors.

7. Names of Officers. The names of the officers who are to serve until the first election thereof are as follows:

President	LEE RATNER
Vice President	SAM L. CODOMO
Treasurer	JOEL RATNER
Secretary	MANUEL RISKIN
Assistant Secretary	SANDY L. PAULA

8. Board of Directors. The Board of Directors shall consist of seven (7) owners of apartments in Bayway Isles - Point Brittany Four, a Condominium, situate in Pinellas County, Florida.

9. By-Laws. The original By-Laws are to be made by the Board of Directors and/or declarer under such Declaration. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such By-Laws and the Declaration relating to amendment.

10. Amendment of Articles. These Articles of Incorporation may only be amended in accordance with the provisions of the Declaration relating to amendment.

11. The corporation shall have all of the following powers:

.1 Section 617.021. All of the powers set forth and described in Section 617.021 of the Florida Statutes not repugnant to any of the provisions of Chapter 711 of the Florida Statutes.

.2 Chapter 711. All of the powers of an Association as set forth in

Chapter 711 of the Florida Statutes.

.3 Property Acquisition. To acquire and enter into agreements whereby it acquires fee simple title in the Association's name individually or as a tenant in common to real property and improvements thereon and personal property, including but not limited to the lands set forth in Exhibits J, K, L, M, N, O and P to this Declaration, which Exhibits are attached hereto and made a part of said Declaration; lease-holds; memberships and other possessory or use interest in lands or facilities, including but not limited to country clubs, golf courses, marinas, and other recreational facilities; whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or other use or benefit of apartment owners and to declare the expenses of purchase, rental, membership fees, operations, replacements, and other undertakings in connection therewith to be common expenses and may make covenants and restrictions concerning the use of the same by apartment owners and such other provisions not inconsistent with the Condominium Act as may be desired.

.4 Management. To contract with a third party for the management of the Condominium 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.

.5 Acquisition of Condominium Parcels. To acquire by purchase of otherwise condominium parcels of the Condominium, subjecting nevertheless to the provisions of the Declaration and/or By-Laws relative thereto.

.6 Operations. To operate and manage the Condominium in accordance with the sense, meaning, direction, purpose and intent of the Declaration as the same may from time to time be amended and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties, obligations, and responsibilities entrusted to or delegated to it by the Declaration and/or By-Laws.

WE, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in witness whereof we have hereunto set our hands and seals this 11th day of August, 1970.

/S/

\_\_\_\_\_(SEAL)  
STANLEY H. SPIELER

/S/

\_\_\_\_\_(SEAL)  
MARY JANE BAUER

/S/  
\_\_\_\_\_(SEAL)  
MOIE J. L. TENDRICH

STATE OF FLORIDA       )  
                                  )  
COUNTY OF DADE       )       ss.

Before me the undersigned authority personally appeared STANLEY H. SPIELER, MARY JANE BAUER and MOIE J. L. TENDRICH, well known to me, who upon oath acknowledged before me the they executed the above and foregoing Articles for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 11th day of August, 1970.

/S/  
\_\_\_\_\_  
Notary Public, State of Florida

My commission expires:

EXHIBIT A  
TO THE  
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
BAYWAY ISLES - POINT BRITTANY FOUR CONDOMINIUM  
CORPORATION, INC., A CORPORATION NOT FOR PROFIT

The following lands lying and being situated in Pinellas County, Florida, to-wit:

From a Point of Beginning at the Southeast corner of Lot 5, Bayway Isles - Point Brittany, as recorded in Plat Book 63, Page 94, Public Records of Pinellas County, Florida, run North 14° 45' 00" West 141.84 feet, along the Easterly boundary of said Lot 5; thence South 75° 15' 00" West 20.00 feet; thence South 14° 45' 00" East 3.34 feet; thence South 75° 15' 00" West 343.12 feet; thence South 30° 15' 00" West 39.35 feet; thence South 75° 15' 00" West 92.00 feet, to the Westerly boundary of said Lot 5; thence South 14° 45' 00" East, 110.67 feet to the Southwest corner of said Lot 5; thence North 75° 15' 00" East, 482.95 feet; to the said Point of Beginning. Subject to a 12 foot easement for ingress and egress being described as follows: From the Southeast corner of said Lot 5, run North 14° 45' 00" West, 141.84 feet; thence South 75° 15' 00" West, 20.00 feet; thence South 14° 45' 00" East, 3.34 feet for a Point of Beginning. Continue thence South 14° 45' 00" East, 12.00 feet; thence South 75° 15' 00" West 334.50 feet; thence North 14° 45' 00" West 12.00 feet; thence North 75° 15' 00" East 334.50 feet to the Point of Beginning.