

# NO1000005942

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## FLORIDA NON-PROFIT CORPORATION

VILLA QUERCIA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

Certificate of Status	0
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FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

July 16, 2001

CAPITAL CONNECTION

SUBJECT: VILLA QUERCIA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.  
REF: W01000016265

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

You must list the corporation's principal office and/or a mailing address in the document.

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Becky McKnight  
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Division of Corporations - P.O. BOX 6327 Tallahassee, Florida 32314

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ARTICLES OF INCORPORATION

OF

VILLA QUERCIA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under the laws of the State of Florida, and certify as follows:

ARTICLE I

The name of this corporation shall be:

VILLA QUERCIA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The purpose of this non-profit corporation shall be to function as the "Association" for the operation of VILLA QUERCIA TOWNHOMES, to be created pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions for VILLA QUERCIA TOWNHOMES ("Declaration"), and as such, to operate, administer and carry out the functions and duties of the said association pursuant to the Declaration.

The Corporation shall have all of the common law and statutory powers of a corporation not for profit and all of the powers granted to it by the Declaration and any Exhibits annexed thereto.

ARTICLE III

All persons who are owners of Units within VILLA QUERCIA TOWNHOMES shall automatically be members of this Corporation, and membership shall automatically terminate when a person is no longer the owner of a Unit. Membership in this Corporation is exclusively limited to such unit owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration that shall be filed for said real property among the Public Records of HILLSBOROUGH County, Florida. Until the Declaration is recorded and the property and improvements are submitted to a plan of real property ownership, the Corporation's membership shall consist of the Subscribers to these Articles, each of whom shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the Subscriber to these Articles of Incorporation are:

Name Address
JOE VAZQUEZ 2708 W. Kennedy Blvd. Tampa, FL 33609

THE PRINCIPAL ADDRESS AND MAILING ADDRESS IS: 2708 W. Kennedy Blvd., Tampa, FL 33609

ARTICLE VI

The Corporation shall be managed and governed by a Board of Directors composed of the number of persons specified in the By-Laws, which shall not be less than three (3). The directors shall be elected at the annual meeting of the membership as set forth in the By-Laws. The initial Directors are not required to be members of this Corporation. The persons who are to serve as the first Board of Directors until the first election of directors pursuant to the Declaration and the By-Laws are:

Name Address
JOE VAZQUEZ 2708 W. Kennedy Blvd., Tampa, FL 33609
DAVID VAZQUEZ 2708 W. Kennedy Blvd., Tampa, FL 33609
THOMAS MARTINO 2708 W. Kennedy Blvd., Tampa, FL 33609

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ARTICLE VII

The principal officers of the Corporation shall be a President, a Vice President, a Secretary, and a Treasurer, who shall be elected in the manner set forth in the By-Laws. Other officers may be provided for in the By-Laws. Officers are not required to be members of this Corporation. The initial Officers who are to serve until the first election of officers pursuant to the Declaration and the By-Laws are:

Name	Address
JOE VAZQUEZ President/Secretary	2708 W. Kennedy Blvd., Tampa, FL 33609
DAVID VAZQUEZ Treasurer/Vice-President	2708 W. Kennedy Blvd., Tampa, FL 33609

ARTICLE VIII

The By-Laws shall initially be adopted by the first Board of Directors; They may thereafter be amended in the manner by which the By-Laws provide for amendments.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by a majority vote of the Board of Directors or by members of the corporation owning a majority of the Units administered hereby. Proposed amendments shall be transmitted to the President or some other officer in his absence, who shall call a special meeting of the members of the Corporation to be held from fourteen (14) to thirty (30) days after receipt of the proposed amendments, unless a later date is specified in the proposed amendments. The Secretary shall give written notice of the meeting to each member stating the time and place of the meeting and the nature of the proposed amendments. Written waiver of notice may be given by any member, either before or after the holding of the meeting, which waiver shall be equivalent to the giving of notice to the member. Proposed amendments shall become effective when approved by a majority of the entire membership of the Board of Directors and not less than two-thirds (2/3) of the votes of the entire membership of the Corporation.

Amendments which are approved shall then be transcribed and certified in the form necessary to file them with the Department of State. Upon approval by that Department, a certified copy of the amendments shall be recorded in the Public Records of HILLSBOROUGH County, Florida.

ARTICLE X

No dividends shall be paid to the directors, officers or members of the Corporation, but compensation for services rendered may be paid to employees, agents, members, directors or officers. Any excess of receipts over disbursements shall be retained for application to future expenses and expenditures.

The Corporation shall issue no shares of stock of any kind or nature.

ARTICLE XI

The Registered Agent and Registered Office of this Corporation are: David Vazquez, Esq., 2708 W. Kennedy Blvd., Tampa, Florida 33609.

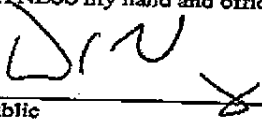
IN WITNESS WHEREOF, the subscriber has affixed his signature on the 10<sup>th</sup> day of July, 2001.

  
JOE VAZQUEZ

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

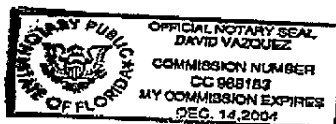
BEFORE ME personally appeared JOE VAZQUEZ, to me well known, and known to me to be the persons described in and who executed the foregoing, and acknowledged their execution thereof to be of their own free will and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 10<sup>th</sup> day of July, 2001.



Notary Public

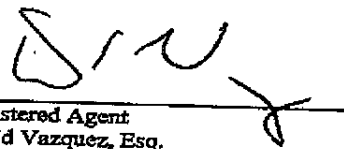
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REGISTERED AGENT ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree: to comply with the provisions of said act relative to keeping open said office.



Registered Agent  
David Vazquez, Esq.  
2708 W. Kennedy Blvd.  
Tampa, Florida 33609

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