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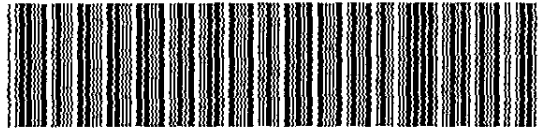
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8/28/03

Law Office

Brian A. Burden, P.A.

P.O. Box 767
Tampa, FL 33601-0767

(813) 254-7474
Fax (813) 254-7341

Robin McCormick
Legal Assistant

August 22, 2003

Secretary of State of Florida
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

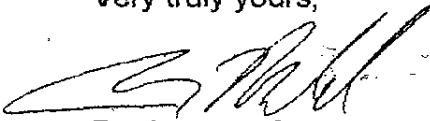
Re: **Articles of Incorporation of Alcazar Condominium Association, Inc.**
Our File No. 4661

Dear Sir/Madam:

Enclosed is the original and one copy of the Articles of Incorporation of Alcazar Condominium Association, Inc. to be filed and a check for the filing fee in the amount of \$70.00. Please return a copy of the filed articles in the enclosed envelope.

Thank you for your assistance.

Very truly yours,



Robin G. McCormick
Legal Assistant

Enclosures

ARTICLES OF INCORPORATION

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OF

03 AUG 25 AM 11:35

ALCAZAR CONDOMINIUM ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned by these Articles of Incorporation associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes (1996), including any amendment thereto, and certify as follows:

ARTICLE I

Name

The name of the corporation shall be ALCAZAR CONDOMINIUM ASSOCIATION, INC., For convenience the corporation shall be referred to in this instrument as the "Association."

ARTICLE II

Purpose

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, as defined in the Declaration of Condominium of ALCAZAR for the administration and operation of ALCAZAR CONDOMINIUM, a condominium to be located upon those certain lands in Hillsborough County, Florida, legally described on Exhibit A attached hereto and made a part hereof.

1.2 The condominium is not a phase condominium

1.3

2.3 The Association shall make no distribution of income to its members, directors or officers.

ARTICLE III

Definitions

All words, phrases, names and/or terms used in these Articles of Incorporation shall have the same meaning and be used and defined the same as they are in Chapters 617 and 718, Florida Statutes (1996), unless expressly defined otherwise in the Declaration of Condominium of ALCAZAR in which case the Declaration definition shall control, or unless expressly defined otherwise in these Articles of Incorporation or unless the context of these Articles of Incorporation requires a modified definition.

ARTICLE IV

Power

The powers of the Association shall include and be governed by the following provisions:

4.1 The Association shall have all the common-law and statutory powers of a corporation not for profit which do not conflict with the terms of these articles or the Condominium Act.

4.2 The Association shall have all the powers and duties set forth in The Condominium Act, and, all of the powers and duties reasonable necessary to operate the condominium pursuant to the Declaration as it may be amended from time to time, including, but not limited to, the following:

(a) To make and collect assessments against members as unit owners to defray the costs, expenses and losses of the condominium.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To maintain, repair, replace and operate the condominium property, including easements.

(d) to purchase insurance upon the condominium property and insurance for the protection of the Association and its members as unit owners.

- (e) To reconstruct improvements after casualty and to further improve the property.
- (f) To make and amend reasonable rules and regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than seventy-five percent (75%) of the votes of the entire membership of the Association before such shall become effective.
- (g) To enforce by legal means the provisions of The Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the rules and regulations for the use of the property in the condominium.
- (h) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and The Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.
- (i) To employ personnel to perform the services required for proper operation of the condominium.
- (j) To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests 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 the unit owners.
- (k) To approve or disapprove the leasing, transfer, mortgaging and ownership of units as may be provided by the Declaration of Condominium and/or By-Laws.
- (l) To enter into agreements with the Developer, other Condominium Associations, or any other legal entity for the maintenance, replacement or repair of properties of any used in common with others, such as, but not limited to, subdivision-type improvements.
- (m) To acquire fidelity bonds for the officers and directors of the Association.
- (n) To pay the costs of all power, water, sewer and other utility services rendered to the condominium and not billed directly to owners of individual units.

4.4 The Association shall have the power to acquire by purchase or otherwise condominium parcels of the Condominium, and to hold, lease mortgage and convey the same, subject nevertheless to the provisions of the Declaration and/or By-Laws relative thereto.

4.5 All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

4.6 The Association shall make no distribution of income to its members, directors or officers. The Association may determine and pay reasonable compensation for the performance of management services by the individual directors and officers of the Association.

4.7 The powers and duties of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-Laws.

ARTICLE V

Members

5.1 The members of the Association shall consist of all of the record owners of units in the condominium, and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

5.2 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Hillsborough County, Florida, a deed or other instrument establishing a record title to a unit in the condominium and delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.;

5.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

5.4 The owner of each unit shall be entitled to one vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

5.5 The terms "unit" and "unit owner" or "owners" shall have the same meaning as "unit" and "unit Owner" or "owners" as same are defined in Chapter 718, Florida Statutes (1997)

ARTICLE VI

DIRECTORS

6.1 The affairs of the Association will be managed by a Board consisting of the number of directors determined by the By-Laws, but no less than three directors, and in the absence of such determination, shall consist of three directors. The initial directors need not be members of the Association. All subsequent directors shall be members of the Association.

6.2 Directors of the Association, other than the initial directors and directors elected pursuant to Section 5.3, shall be elected at the annual meeting of the members in the manner determined by these By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

6.3 The fee owners of the land and Developer of the condominium property is BARTLEY INVESTMENTS LTD., INC, a Florida Corporation

Association control shall be transferred from the Developer to unit owners, other than the Developer, in the manner provided for in Florida Statutes 718.301 (1996). The directors named in these Articles and Directors elected pursuant to the provisions of said 718.301 shall serve until the first annual election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

6.4 The names and address of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
Neil Bartley	3112 Julia Circle Tampa, FL 33629
Steven R. Carter	3420 Tacon Street Tampa, Florida. 33629
M. D. Lurtgert	6512 S. Bayshore Blvd. Tampa, Florida 33611

ARTICLE VII

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 Board of Directors.

The names and address of the officers who shall serve until their successors are designated by the

Board of Directors are as follow:

<u>Name</u>	<u>Office</u>	<u>Address</u>
Neil Bartley	President	3112 Julia Circle Tampa, FL 33629
Steven R. Carter	Vice-President	3420 Tacon Street Tampa, Florida. 33629
M. D. Luetgert	Secretary/Treasurer	6512 S. Bayshore Blvd. Tampa, Florida 33611

ARTICLE VIII

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 settlement of any proceeding to which he may be a part or in which he may be come involved by reason of his being or having been director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, specifically including indemnification when the director or officer is adjudged liable for negligent or grossly negligent acts and specifically excepting indemnification when the director or officer is adjudged guilty of willful and intentional misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. 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 IX

By-Laws

The first By-Laws of the Association shall be adopted by the Board of Directors and the power to adopt, alter, amend or rescind By-Laws shall be vested in the Board of Directors and the membership in accordance with any provisions for amendment in the Declaration of Condominium.

ARTICLE X

Amendments

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

10.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

10.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided,

(a) Such approvals must be by not less that seventy-five percent (75%) of the entire membership of the Board of Directors and by not less that seventy-five percent (75%) of the votes of the entire membership of the Association; or

(b) by not less than eighty percent (80%) of the votes of the entire membership of the Association.

10.3 Provided, however, that no amendment shall make any changes in the qualification for membership nor the voting rights of members, nor any change in Section 3.3 of Article III without the approval in writing of all members and the joiner of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with The Condominium Act or the Declaration of Condominium.

10.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Hillsborough County, Florida.

ARTICLE XI

Subscribers

The names and address of the subscribers of these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Neil Bartley	3112 Julia Circle Tampa, Florida 33629
Steven R. Carter	3420 Tacon Street Tampa, Florida. 33629
M. D. Luetgert	6512 S. Bayshore Blvd Tampa, Florida 33611

ARTICLE XII

Association Address

The office of the Association shall be at 3808 W. San Nicholas Street, Tampa, Florida 33629.

ARTICLE XIV

Term

The term for which this corporation shall exist is perpetual

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 14 day of Aug 2003

Neil L Bartley
Neil Bartley

Steven R. Carter
Steven R. Carter

M. D. Luetgert
M. D. Luetgert

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared Steven R. Carter and Neil Bartley and M. D. Luetgert 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 14th day of August 2003

ALL PERSONALLY KNOWN

H. MELVIN CARSON

Notary Public, State of Florida

My commission expires:



H. MELVIN CARSON
MY COMMISSION # DD 102534
EXPIRES: March 24, 2006
Bonded thru Budget Notary Services

**Certificate Designating Place of Business or
Domicile for the Service of Process within This
State Naming Agent upon Whom Service may be served**

In pursuance of Florida Statutes 48.091, the following is submitted in compliance with the Act:

ALCAZAR Condominium Association, Inc., desiring to organize under the laws of the State of Florida with its principal office at 3808 W. San Nicholas Street, Tampa, Florida 33629, has named Brian A. Burden, 120 S. Willow Street, , Tampa, Florida 33606, as its agent to accept service of process within this state.

**Acknowledgment of Registered Agent and
Duties Pursuant to Florida Statute 617.1501**

Having been named to accept service of process for Alcazar Condominium Association, Inc, at 120 S. Willow Street, Tampa, Florida 33606, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 617, Florida Statutes, relative to keeping open my office.



Brian A. Burden, Esq.

FILED
03 AUG 25 AM 11:35
CLERK OF COUNTY OF STATE
TALLAHASSEE, FLORIDA

DESCRIPTIONS: ALCAZAR, A CONDOMINIUM

LOT 13, REVISED PLAT OF WHEALTON & MASON SUBDIVISION, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 28 PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

ALCAZAR CONDOMINIUM - EXHIBIT "A" to ARTICLES OF INCORPORATION

PAGE ONE