

NO 8292

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

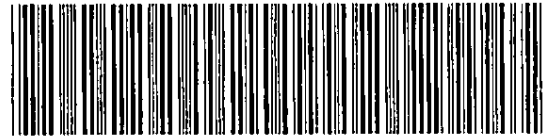
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



300339059823

STATE OF FLORIDA  
 DEPARTMENT OF STATE  
 CORPORATION DIVISION  
 TALLAHASSEE, FLORIDA 32301  
 TELEPHONE 904-498-2000

March 15, 1985

**NO8292**

Corporate Records Bureau  
 Division of Corporations  
 Department of State  
 P.O. Box 6327  
 Tallahassee, Florida 32301

NO 1037  
 012 1037  
 008 1037

Re: TALL PINES COMMUNITY ASSOCIATION, INC. and  
 SPRING LAKE HOMEOWNERS ASSOCIATION, INC.

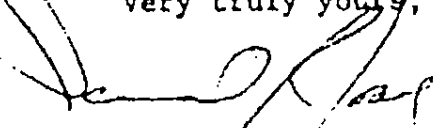
Gentlemen:

Enclosed herewith please find the charters for the above-captioned non-profit corporations, which we request that you file in your office. Also enclosed are copies of the same, which we request that you certify and return to us.

Our check in the amount of \$76.00 is also enclosed to cover your charges as follows:

Filing Fee	\$60.00
Certified Copy	\$10.00
Registered Agent	\$ 6.00
	<u>\$76.00</u>

Very truly yours,



Donald R. Hall

DRH/di  
 Enclosures

Name Availability	KRB 3-21
Document Examiner	DRB 6A
Updater	CRB 3-21
Update Verifier	DRB
Accounting	KRB 3-21
V.P. Verifier	DRB

BLI

C. TAX	_____
FILING	3000
R. AGENT FEE	300
C. COPY	500
TOTAL	3800
N. BANK	_____
BALANCE DUE	_____
REFUND	_____

FILED  
 MAR 21 1985  
 TALLAHASSEE, FLORIDA  
 STATE DEPARTMENT OF STATE

NO8292

11/1/54

ARTICLES OF INCORPORATION  
OF  
TALL PINES COMMUNITY ASSOCIATION, INC.

In compliance with the requirements of Chapter 611, Florida Statutes, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full 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 TALL PINES COMMUNITY ASSOCIATION, 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 OFFICE AND AGENT

The street address of the initial registered office of the Association shall be 2320 U. S. Highway 19 North, Palm Harbor, Florida. The name of the Association's initial registered agent at such address shall be William E. Crenshaw.

Agency Accepted:

By William E. Crenshaw

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the residents within the property described on Exhibit "A" attached hereto and made a part hereof by reference, herein

called the "Properties", and any additions thereto as may hereafter be brought within the jurisdiction of the Association. The purposes of this Association shall include, without limitation of the foregoing, the maintenance of the Common Area and certain other land within the Properties, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for TALL PINES now or hereafter recorded among the Public Records of Pasco County, Florida, and any amendments or modifications thereof, herein together called the "Declaration". The recording of a Supplement to the Declaration from time to time pursuant to Article VII of the Declaration for the purpose of adding additional land shall automatically, and without need of amendment to these Articles of Incorporation or approval or consent of the Association or its members, bring such additional land within the jurisdiction of the Association, and such additional land shall be included within the term "Properties". Any amendment to the Articles of Incorporation filed to reflect such additional land shall not require consent or approval of the members of the Association but shall be executed by the President and Secretary of the Association. The Association is empowered to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligation 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) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area, including roadways, to any public agency, authority, or utility. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of the Board of Directors agreeing to such dedication, sale or transfer;

(f) grant easements as to the Common Area to public and private utility companies including cable T.V., and to public bodies or governmental agencies or other entities or persons, with or without cost or charge at the sole discretion of the Board of Directors, where convenient, desirable or necessary in connection with the development of the Properties, and the providing of utility and other services thereto;

(g) 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;

(h) annex additional real property in accordance with the provisions of the Declaration, with such annexations, when completed in accordance with the provision of the

Declaration, extending the jurisdiction, function, duties, and membership of the Association to the real property thereby annexed.

(i) from time to time adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;

(j) contract for the maintenance and management of the Common Area, and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration;

(k) open all or any portion of the Common Area, including, and in particular, the golf course or courses; and

(l) 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.

(m) 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, Unit or Parcel which is subject by the provisions of the Declaration 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. Ownership, as defined above, shall be the sole qualification for membership. When any Lot, Unit or Parcel is owned of record by two or more persons or other legal entity, all such persons or entities shall be members. An Owner of more than one (1) such Lot, Unit or Parcel shall be entitled to one (1) membership for each Lot, Unit or Parcel owned by him.

Membership shall be appurtenant to, and may not be separated from, ownership of any Lot, Unit or Parcel which is subject to the provisions of the Declaration, but shall be automatically transferred by the conveyance of that Lot, Unit or Parcel. AMERICAN MANAGEMENT AND DEVELOPMENT CORPORATION, A Florida corporation, herein called the "Declarant", shall be a member of the Association so long as it owns one (1) or more Lots, Units or Parcels.

ARTICLE VI  
VOTING RIGHTS

The Association shall have two classes of voting membership: Class A and Class B. All votes shall be cast in the manner provided in the By-Laws. When more than one person or entity holds an interest in any Lot, Unit or Parcel, the vote for such Lot, Unit or Parcel shall be exercised as such persons determine, but in no event shall more than the number of votes hereinafter designated be cast with respect to any such Lot, Unit or Parcel, nor shall any split vote be permitted with respect to such Lot, Unit or Parcel. The two classes of voting memberships and voting rights related thereto are as follows:

A. Class A. Class A members shall be all owners of Lots, Units and Parcels subject to assessment; provided, however, so long as there is Class B membership, the Declarant shall not be a Class A member. The voting rights appurtenant to Class A Lots, Units and Parcels shall be as follows:

1. Lots. Owners of Class A Lots shall be entitled to one (1) vote for each Lot owned.
2. Units. Owners of Class A Units shall be entitled to one (1) vote for each Unit owned.
3. Parcels. The Owner of a Class A Parcel designated on the General Land Plan for use for single-family detached homes shall be entitled to four (4) votes per acre. The Owner of a Class A Parcel designated on the General Land Plan for use for attached

homes or condominiums shall be entitled to eight (8) votes per acre. Upon platting or the submission of such Parcel to multifamily residential ownership, any portion so platted

or submitted shall cease being a Parcel.

B. Class B. The Class B member shall be the Declarant. Class B Lots, Units and Parcels shall be all Lots, Units and Parcels owned by the Declarant which have not been converted to Class A as provided below. The voting rights appurtenant to the Class B Lots, Units and Parcels shall be as follows:

1. Lots. The Declarant shall be entitled to nine (9) votes for each Class B Lot which it owns.

2. Units. The Declarant shall be entitled to nine (9) votes for each Class B Unit which it owns.

3. Parcels. The Declarant shall be entitled to thirty-six (36) votes per acre for each Class B Parcel designated on the General Land Plan for single-family detached homes. The Declarant shall be entitled to seventy-two (72) votes per acre for each Class B Parcel designated on the General Land Plan for attached homes or condominiums.

C. Termination of Class B. From time to time, Class B membership may cease and be converted to Class A membership, and any Class B Lots, Units and Parcels then subject to the terms of this Declaration shall become Class A Lots, Units and Parcels upon the happening of any of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

2. On December 31, 1995, or

3. When the Declarant waives in writing its right to Class B membership.

Notwithstanding the foregoing, if at any time or times subsequent to any such conversion, additional land is added by the Declarant pursuant to Article VII of the Master



Declaration of Covenants, Conditions and Restrictions for Tall Pines, such additional land shall automatically be and become Class B Lots, Units or Parcels, as appropriate. In addition, if following such addition of land, the total votes allocable to all Lots, Units and Parcels then owned by the Declarant (calculated as if all such Lots, Units or Parcels are Class B, whether or not they are) shall exceed the remaining total votes outstanding in the remaining Class A membership (i.e., excluding the Declarant), then any Class A Lots, Units and Parcels owned by the Declarant shall automatically be reconverted to Class B. Any such reconversion shall not occur, however, if occurrence 2 or 3 above shall have taken place.

D. Computation. Where votes of a Class A or Class B member are determined by the acreage in a Parcel, the votes shall be calculated by multiplying the acreage of the Parcel by the number of votes per acre, and rounding to the nearest whole number. For example, if a Class A Parcel designated for use as single-family detached homes shall contain 24.3 acres, the Class A Owner shall be entitled to ninety-seven (97) votes. Acreage shall be as determined in good faith by the Secretary of the Association as provided in the By-Laws.

E. Quorum. Except as otherwise expressly required by the Declaration, the presence at a meeting of members, either in person or by proxy, of those entitled to cast at least one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the

capacity of directors until the selection of their successors are:

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

At the first annual meeting, the members shall elect one-third (1/3) of the directors for a term of one (1) year, one-third (1/3) of the directors for a term of two (2) years, and one-third (1/3) of the directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect one-third (1/3) of the directors for a term of three (3) years.

#### 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>Addressees</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 repealed 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 total votes cast at any regular or special meeting of the membership duly called and convened.

ARTICLE XIV

SUBSCRIBERS

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

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

ARTICLE XV

INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles of Incorporation and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results, and the provisions of the Declaration shall be controlling.

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 12<sup>th</sup> day of March, 1985.

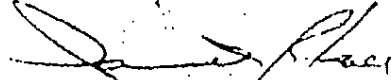
William E. Crenshaw  
Donna L. Steeves  
Billy R. Barnes

STATE OF FLORIDA

COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared William E. Crenshaw, Donna L. Steeves 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.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXP. 03/14/87  
POWERED 100, GENERAL REG. DIV.

## DESCRIPTION OF

PARCEL E

A portion of Sections 31 and 32, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 31, thence run along the East boundary line of the Northeast 1/4 of said Section 31, South 0° 18' 00" West, a distance of 1,383.88 feet to a point on the Southerly right-of-way line of Massachusetts Avenue Extension for a POINT OF BEGINNING, said Point of Beginning being North 0° 18' 00" East, a distance of 1,199.68 feet from the Southeast corner of the Northeast 1/4 of said Section 31; thence along the said Southerly right-of-way line, the following courses and distances: South 72° 02' 38" East, 52.52 feet; 12.01 feet along the arc of a curve to the left to a point lying on the said Southerly right-of-way line, said curve having a radius of 1,530.00 feet and a chord of 12.01 feet which bears South 72° 16' 07" East; thence South 12° 14' 12" West, a distance of 931.57 feet; thence South 65° 51' 55" West, a distance of 529.14 feet; thence North 13° 55' 20" East, a distance of 499.53 feet; thence North 32° 20' 53" West, a distance of 243.97 feet; thence South 74° 31' 26" West, a distance of 601.63 feet; thence South 25° 06' 34" West, a distance of 447.37 feet; thence North 80° 34' 06" West, a distance of 375.66 feet; thence South 65° 33' 25" West, a distance of 630.12 feet; thence South 19° 26' 42" West, a distance of 423.75 feet; thence South 08° 20' 13" West, a distance of 494.59 feet; thence North 32° 10' 25" West, a distance of 680.25 feet to the Southerly right-of-way line of Massachusetts Avenue Extension; thence along the said Southerly right-of-way line the following courses and distances: 496.58 feet along the arc of a curve to the left, said curve having a radius of 1,260.00 feet and a chord of 493.37 feet which bears North 48° 11' 43" East; North 36° 54' 17" East, 990.05 feet; 1,822.92 feet along the arc of a curve to the right, said curve having a radius of 1,470.00 feet and a chord of 1,708.34 feet which bears North 72° 25' 49" East; South 72° 02' 38" East, 343.41 feet to the POINT OF BEGINNING.

The above described parcel contains 48.320 acres more or less.

**N08292**

LAW OFFICE  
**GOZA AND HALP**  
1230 S. MYRTLE AVENUE, SUITE 101  
POST OFFICE BOX 12208  
CLEARWATER, FLORIDA 33564013  
TELEPHONE (813) 461-5100

May 16, 1986

006 4923 5/21/86

006 4923 5/21/86

Corporate Records Bureau  
Division of Corporations  
Department of State  
P. O. Box 6327  
Tallahassee, FL 32314

006 4923 5/21/86

Gentlemen:

Re: Tall Pines Community Association, Inc.

Enclosed please find the original and one copy of the Amendment to Articles of Incorporation for filing.

Please return one certified copy of same.

Our check in the amount of \$20.00 is enclosed.

Thank you.

Very truly yours,

Donald R. Hall

DRH:dm

Enclosures

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 22 1986	
TALLAHASSEE, FLORIDA	
SECRETARY OF STATE	

*Handwritten:* 5.21.86, Q, A/S, B, B, B, B

1986 MAY 22 PM 3:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AMENDMENT TO ARTICLES OF INCORPORATION  
OF  
TALL PINES COMMUNITY ASSOCIATION, INC.

FILED  
1986 MAY 22 PM 3:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

WE, JOHN M. FROMME, as President, and BILLY R. BARNES, as Secretary of TALL PINES COMMUNITY ASSOCIATION, INC., a non-profit corporation organized and existing under the laws of the State of Florida, do hereby certify that by resolution adopted by the Board of Directors and a majority of the members of said corporation, at a special joint meeting held pursuant to proper notice of such meeting of said corporation at the offices of the corporation located at 2320 US Hwy 19 N. PALM HARBOR, 33563 on MARCH 31, 1986, the said directors and a majority of the members of the corporation adopted and passed a resolution to amend Article IV (c) of the Articles of Incorporation by deleting said Article IV (c) and substituting therefor the following:

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, upon receipt of prior written approval of two-thirds (2/3) of the first mortgagees or two-thirds (2/3) of the PUD unit owners, not including the sponsor, builder or developer, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

Dated at PALM HARBOR, Florida, this 31<sup>st</sup> day of March, 1986.

TALL PINES COMMUNITY ASSOCIATION,  
INC.

BY [Signature]  
President

ATTEST:

[Signature]  
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 31<sup>st</sup> day of March, 1986, personally appeared JOHN M. FROMME and Billy R. Barnes,



President and Secretary respectively of TALL PINES COMMUNITY ASSOCIATION, INC., to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Palm Beach, said County and State, the day and year aforesaid.

Karen P. Bernard  
Notary Public

My commission expires:

NOTARY PUBLIC, State of Florida  
My Commission Expires April 17th, 1997

RENEWAL FEE

ISSUANCE FEE

1986



03/21/1965

**Read Notice and Instructions on Other Side Before Making Entries**  
**Filing Fee of \$20 Required - Make Checks Payable To: Secretary of State**

7  
PALM BEACH COMMUNITY ASSOCIATION, INC.  
WILLIAM E. CRENGHAM  
2320 US HIGHWAY 19 NORTH  
PALM HARBOR, FL

03/21/1965

CRENGHAM, WILLIAM E.	P/D	2320 US HWY 19 N.	PALM HARBOR, FL
BARNES, BILLY R.	V/D	2320 US HWY 19 N.	PALM HARBOR, FL
BARNES, BILLY R.	S/T	2320 US HWY 19 N.	PALM HARBOR, FL
FRONES, JOHN M.	D	2320 US HWY 19 N.	PALM HARBOR, FL
STEELES, DONNA L.	D	2320 US HWY 19 N.	PALM HARBOR, FL

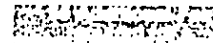
**REGISTERED AGENT INFORMATION**

CRENGHAM, WILLIAM E.  
2320 U.S. HIGHWAY 19 NORTH  
PALM HARBOR, FL

FL.

**\$3.00 additional fee required (or Registered Agent changes)**

*[Handwritten signatures and notes]*



FOR REINSTATEMENT  
FOR 57-92 aw

**N08292**

FILED  
1992 FEB 21 PM 2:00

Make Check Payable To: Department of State

Document # **N08292**

Tall Pines Community Association, INC.  
7850 Ulmerton Road, Ste. #1  
Largo, Florida 34641

Address	02/27/92--00030--000
Address	REINSTATEMENT
Address	REINSTATEMENT
City and State	ANNUAL REPORT
City and State	CHARTER TAX
Zip Code	TOTAL

3. Date of Issuance of Certificate: **MARCH 21, 1985**  
 4. FEI Number: **59-2722574**  
 5. FEI Number of Applicant: \_\_\_\_\_  
 6. FEI Number for Applicant: \_\_\_\_\_

2. Name of Officers and/or Directors	3. Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4. City and State
P/D Ray Smith	10413 Ravines Drive	New Port Richey 34654
VP John Rushford	7701 Rockville Court	New Port Richey 34654
S Dan Bathory	10722 La Quinta Ct.	New Port Richey 34654
T Lester Gotscall	7700 Rockville Court	New Port Richey 34654
D Ted Smith	10734 Fiddlesticks Ct.	New Port Richey 34654
D Harry Bagin	10722 La Quinta Ct.	New Port Richey 34654

**REGISTERED AGENT INFORMATION**

1. Name and Address of Current Registered Agent	2. Name and Address of Former Registered Agent
ROBERT A. BABCOCK Holiday Isles Property Management, Inc. 7850 Ulmerton Road, Ste. #1 Largo, Florida 34641	Name _____ Address _____ City and State _____ Zip Code _____

*Robert A. Babcock*  
REGISTERED AGENT MUST SIGN

DATE **2/14/92**

*Ray C. Smith* 2-14-92

813-845-0825

RAY C. SMITH

**\$8.75 Additional Fee**  
required for  
Commercial by Statute

File Now. Filing Fee after May 1 is \$225.00.

CORPORATION  
ANNUAL REPORT  
1993



FLORIDA DEPARTMENT OF STATE  
Jim Grant  
Secretary of State  
DIVISION OF CORPORATIONS

APPROVED  
AND  
FILED

93 MAY -1 AM 11:53

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name and Mailing Address of Corporation: **DOCUMENT # N08292 (7)**  
**TALL PINES COMMUNITY ASSOCIATION, INC.**  
~~7850 ULMERTON RD STE 1~~  
~~LARGO FL 34641-4037~~

2. Filing Address  
 21 **40347 U.S. 19 North**  
 Suite, Apt. #, etc. **Suite # 133**  
 City & State **Tarpon Springs**  
 Zip **34689-4841** County **USA**

2a. Principal Place of Business  
 2a1 **40347 U.S. 19 North**  
 Suite, Apt. #, etc. **Suite # 133**  
 City & State **Tarpon Springs**  
 Zip **34689-4841** County **USA**

3. Date of Incorporation or Classification **03/21/1985**  
 3a. Date of Last Report **02/21/1992**

4. FID Number **592722574**

5. Certificate of Status Desired  **\$8.75** fee  
 6. Election Campaign Financing Trust Fund Contribution  **\$5.00** May Be Added to Fees  
 7. Filing with IRS 2017020 Tax Exempt Status  **\$138.75** Supplemental Fee Not Required  
 8. This corporation has liability for franchise tax under S. 190.012 Florida Statutes  Yes  No

9. Name and Address of Current Registered Agent  
~~BADCOCK, ROBERT A.~~  
~~HOLIDAY ISLES PROPERTY MANAGEMENT, INC.~~  
~~7850 ULMERTON ROAD, STE. #1~~  
~~LARGO FL 34641~~

10. Name and Address of New Registered Agent  
 01 Name **Joseph D. Sprowls**  
 02 Street Address (P.O. Box Number if Not Applicable) **c/o Holiday Isles Prop. Mgt, Inc**  
 03 **40347 US 19 North Suite # 113**  
 04 City **Tarpon Springs FL** 05 Zip Code **34689** 06 Country **USA**

11. I declare to the provisions of Sections 607.0602 and 607.1505 or Sections 607.0602 and 607.1505, Florida Statutes, the above named corporation submits the information herein for filing as required by law, and I am familiar with and accept the duties of Section 607.0605, Florida Statutes.  
 SIGNATURE *Joseph D. Sprowls* DATE **4/23/93**

12. OFFICERS AND DIRECTORS		13. OFFICERS AND DIRECTORS (WIVES)	
12.01 TITLE	<b>P/D</b>	13.01 TITLE	
12.02 NAME	<b>SMITH, RAY</b>	13.02 NAME	
12.03 ADDRESS	<b>10413 RAVINES DR.</b>	13.03 ADDRESS	
12.04 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.04 CITY, ST. ZIP	
12.05 TITLE	<b>V/P</b>	13.05 TITLE	
12.06 NAME	<b>RUSHFORD, JOHN</b>	13.06 NAME	
12.07 ADDRESS	<b>7701 ROCKVILLE CT.</b>	13.07 ADDRESS	
12.08 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.08 CITY, ST. ZIP	
12.09 TITLE	<b>S</b>	13.09 TITLE	
12.10 NAME	<b>BATHORY, DAN</b>	13.10 NAME	
12.11 ADDRESS	<b>10722 LA QUINTA CT.</b>	13.11 ADDRESS	
12.12 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.12 CITY, ST. ZIP	
12.13 TITLE	<b>T</b>	13.13 TITLE	
12.14 NAME	<b>GOTSCALL, LESTER</b>	13.14 NAME	
12.15 ADDRESS	<b>7700 ROCKVILLE CT.</b>	13.15 ADDRESS	
12.16 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.16 CITY, ST. ZIP	
12.17 TITLE	<b>D</b>	13.17 TITLE	
12.18 NAME	<b>SMITH, TED</b>	13.18 NAME	
12.19 ADDRESS	<b>10734 FIDDLESTICKS CT.</b>	13.19 ADDRESS	
12.20 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.20 CITY, ST. ZIP	
12.21 TITLE	<b>D</b>	13.21 TITLE	
12.22 NAME	<b>BAGIN, HARRY</b>	13.22 NAME	
12.23 ADDRESS	<b>10722 LA QUINTA CT.</b>	13.23 ADDRESS	
12.24 CITY, ST. ZIP	<b>NEW PORT RICHEY FL</b>	13.24 CITY, ST. ZIP	

14. Signature of President: *Ray Smith*  
 Name: **Ray Smith** Title: **President**  
 Telephone Number: **(813) 845-0825**

File Now. Filing Fee after May 1 is \$225.00

CORPORATION  
ANNUAL REPORT  
1993



FLORIDA DEPARTMENT OF STATE  
Jim Smith  
Secretary of State  
DIVISION OF CORPORATIONS

APPROVED  
AND  
FILED

93 MAY -1 AM 11:53

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Name and Mailing Address of Corporation: **DOCUMENT # N08282 (7)**  
**TALL PINES COMMUNITY ASSOCIATION, INC.**  
**7850 ULMERTON RD STE 1**  
**LARGO FL 34641-4037**

DO NOT WRITE IN THIS SPACE

3. Date of Incorporation or Quotation	3a. Date of Last Report
03/21/1985	02/21/1992
4. FEI Number	Applied For
592722574	Not Applicable
5. Certificate of Status Due	\$8.75
6. Election Campaign Financing Trust Fund Contribution	\$5.00 May Be Added to Fees
7. Incorporated with IRS S011039 Tax Exempt Status	\$138.75 Supplemental Fee Not Required
8. This corporation has liability for intangibles tax under S. 199 B.2, Florida Statutes	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Check enclosing address is correct in any way, and through informed information and other correction in Block 2.

FILED FEE \$200.00	ANNUAL REPORT \$61.25 + \$138.75 CORPORATION SUPPLEMENTAL FEE MAKE CHECK PAYABLE TO DEPARTMENT OF STATE
21. Street Address	22. Principle Place of Business
40347 U.S. 19 North	
22. Suite # 133	23. State, Apt. #, etc.
23. Tarpon Springs	24. City & State
24. 34689-4841	25. USA
26. Country	27. Country
28. USA	29. USA
30. USA	31. USA

9. Name and Address of Current Registered Agent  
~~BADCOCK, ROBERT A.~~  
~~HOLIDAY ISLES PROPERTY MANAGEMENT, INC.~~  
~~7850 ULMERTON ROAD, STE. #1~~  
~~LARGO FL 34641~~

81. Name	Joseph D. Sprows
82. Street Address (P.O. Box Number is Not Acceptable)	c/o Holiday Isles Prop. Mgt, Inc
83. City	40347 US 19 North Suite # 113
84. City	Tarpon Springs FL
85. Zip Code	34689
86. Country	USA

11. Pursuant to the provisions of Subchapter 007, 0502 and 007, 1508 or Sections 617, 0502 and 617, 1508 Florida Statutes, the above named corporation certifies that its certificate of incorporation and its registered office, principal agent, or both, in the State of Florida, such change was authorized by the corporation's board of directors. I am the president of the corporation and accept the obligations of Section 007, 0205, Florida Statutes.

Signature: *Joseph D. Sprows* DATE: *4/23/93*

12. OFFICERS AND DIRECTORS	
12.1	P/O SMITH, RAY 10413 RAVINES DR. NEW PORT RICHEY FL
12.2	V/P RUSHFORD, JOHN 7701 ROCKVILLE CT. NEW PORT RICHEY FL
12.3	S BATHORY, DAN 10722 LA QUINTA CT. NEW PORT RICHEY FL
12.4	T GOTSCALL, LESTER 7700 ROCKVILLE CT. NEW PORT RICHEY FL
12.5	D SMITH, TED 10734 FIDDLESTICKS CT. NEW PORT RICHEY FL
12.6	D BAGIN, HARRY 10722 LA QUINTA CT. NEW PORT RICHEY FL

13. OFFICERS AND DIRECTORS (CONTINUED)		
13.1	TITLE	
13.2	NAME	
13.3	ADDRESS	
13.4	CITY, ST, ZIP	
13.5	TITLE	
13.6	NAME	
13.7	ADDRESS	
13.8	CITY, ST, ZIP	
13.9	TITLE	
13.10	NAME	
13.11	ADDRESS	
13.12	CITY, ST, ZIP	
13.13	TITLE	
13.14	NAME	
13.15	ADDRESS	
13.16	CITY, ST, ZIP	

14. I hereby declare that the information furnished on this annual report or supplementary annual report is true and accurate and that my signature shall have the same legal effect as if made by the person named therein. I am an officer or director of the corporation or the person or persons empowered to execute this report as required by Chapter 617, Part 1, Florida Statutes, or as required by Part 134 of the rules of the Department of State.

SIGNATURE: *Ray Smith*  
Ray Smith  
Title: President  
Phone: (813) 845-0825

1994



APPROVED AND FILED

24 MAY -1 PM 2:00

DOCUMENT # N08292

SECRETARY OF STATE TALLAHASSEE, FLORIDA

Tall Pines Community Association, Inc.

40347 US 19 North, #113 Tarpon Springs, FL 34689-4841

40347 US 19 N., 113 Tarpon Springs, FL 34689-4841

(DO NOT WRITE IN THIS SPACE)

1. Date of Incorporation or Organization	2a. Date of Last Report
03/21/85	05/01/93
4. File Number	5. Fee of State Document
59-2722574	\$9.75 Applied Fee Required <input type="checkbox"/>
7. Transfer Charge from \$100.75	8. Fee of Deposition (Only for change of name or address)
\$5.00 Max. Ex. Applied Fee <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Name and Address of Current Registered Agent	10. Name and Address of New Registered Agent

Sprowls, Joseph D.  
 C/O Holiday Isles Property Management  
 40347 US 19 North, #113  
 Tarpon Springs, FL 34689-4841

SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA  
 9050 GULF BLVD.  
 TALLAHASSEE, FL 32310

THIS DOCUMENT IS A PUBLIC RECORD AND IS AVAILABLE TO THE PUBLIC FOR REPRODUCTION AND DISTRIBUTION. THE REPRODUCTION AND DISTRIBUTION OF THIS DOCUMENT IS PROHIBITED BY THE FLORIDA STATUTES. THE FLORIDA STATUTES PROVIDE THAT ANY PERSON WHO REPRODUCES OR DISTRIBUTES THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE SECRETARY OF STATE SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 AND/OR IMPRISONMENT FOR UP TO 60 DAYS.

13. CHANGES TO OFFICERS AND DIRECTORS
Smith, Theodore 10734 Fiddlesticks Court New Port Richey, FL 34654
VP Lonsway, Beverley 10826 La Quinta Dr New Port Richey, FL 34654
S Bathory, Zoltan 10726 La Quinta Dr New Port Richey, FL 34654
T Shipley, Esther 7638 Rockville Ct New Port Richey, FL 34654
D Sprentall, Robert 10920 Brookhaven Dr New Port Richey, FL 34654
D Beachus, Walter 8625 Muttontown Rd New Port Richey, FL 34654

SIGNATURE: *Theodore Smith*

4/2/94 934-3227

Tall Pines Community Assoc., Inc.  
Additional Director's

59-2722574

D  
Kraska, Frank  
10811 Brookhaven Dr  
New Port Richey, FL 34654

D  
Perveiler, Rosemary  
10815 Chenequa Drive  
New Port Richey, FL 34654

D  
Bagin, Harry  
10722 La Quinta Dr  
New Port Richey, FL 34654

FILE NOW: FILING FEE AFTER MAY 1 IS \$155.00

ANNUAL REPORT  
1995



OFFICE OF REVENUE AND TAXATION  
DIVISION OF CORPORATE  
AND PERSONAL INCOME TAXES  
TALLAHASSEE, FLORIDA 32311-0001

DOCUMENT # N08292 (7)

TALL PINES COMMUNITY ASSOCIATION, INC.

95 MAY -1 PM 12:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

3. Date Incorporated or Created 03/21/1985		3a. Date of Last Payment 05/01/1994	
4. FEI Number 59-2722574		5. Certificate of Status Desired <input type="checkbox"/> \$8.75 Additional Fee Required	
6. Election Campaign/Employee Trust Fund Contribution <input type="checkbox"/> \$5.00 May Be Added to Fees		7. Nonprofit with IRS 501(c)(3) Tax Exempt Status <input type="checkbox"/> \$68.75 Supplemental Fee Not Required	
8. This corporation has liability for intangible tax under S. 199.07, Florida Statutes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

9. Name and Address of Current Registered Agent SPROWLS, JOSEPH D. C/O HOLIDAY ISLES PROP. MGT., INC. 40347 US 19 NORTH STE. 113 TARPON SPRINGS FL 34689		10. Name and Address of New Registered Agent C/O Premiere Management FL 34689	
--	--	---	--

I, the undersigned, Secretary of the State of Florida, do hereby certify that the information furnished herein is true and correct and that my signature shall have the same legal effect as if it were the signature of an officer or director of the corporation or the holder of a power to execute this report as required by Chapter 617, Florida Statutes, and that the information is correct as of the date of filing.

OFFICERS AND DIRECTORS		ADDITIONAL CHARGES TO OFFICERS AND DIRECTORS	
P SMITH, THEODORE 10734 FIDDLESTICKS COURT NEW PORT RICHEY FL	11000 12100 13000 14000-50.00	TD Shipley, Esther 7638 Rockville Ct New Port Richey, FL 34654	<input type="checkbox"/> Change <input type="checkbox"/> Add
VP LONSWAY, BEVERLEY 10826 LA QUINTA DRIVE NEW PORT RICHEY FL	21000 22000 23000 24000-50.00	P Lonsway, Beverly 10862 La Quinta Dr. New Port Richey, FL 34654	<input type="checkbox"/> Change <input type="checkbox"/> Add
S ZOLTON, BATHORY 10729 LA QUINTA DRIVE NEW PORT RICHEY FL	31000 32000 33000 34000-50.00	Bathory, Zoltan	<input type="checkbox"/> Change <input type="checkbox"/> Add
D SPRENTALL, ROBERT 10920 BROOKHAVEN DRIVE NEW PORT RICHEY FL	41000 42000 43000 44000-50.00		<input type="checkbox"/> Change <input type="checkbox"/> Add
D BEACHAM, WALTER 8625 MUTTONTOWN ROAD NEW PORT RICHEY FL	51000 52000 53000 54000-50.00	D Nagy, Dale 10312 Pine Needles Dr New Port Richey, FL 34654	<input type="checkbox"/> Change <input type="checkbox"/> Add
D KRASKA, FRANK 10811 BROOKHAVEN DRIVE NEW PORT RICHEY FL	61000 62000 63000 64000-50.00		<input type="checkbox"/> Change <input type="checkbox"/> Add

I, the undersigned, certify that the information furnished herein is true and correct and does not qualify for the exemption stated in Section 110.07(1)(a), Florida Statutes, and that the information is correct as of the date of filing.

SIGNATURE: Beverly J. Lonsway 4-12-95 813-845-8880  
Beverly J. Lonsway



NO 8292

Tall Pines Community Association

Document # N08292

PEI # 59-2722574

D  
Perveiler, Rosemary  
10815 Chenequa Court  
New Port Richey, FL 34654

D  
Berlin, Irene  
7510 Oakmont Lane  
New Port Richey, FL 34654

D  
Gulotta, Vincent  
7226 Baltusrol Dr  
New Port Richey, FL 34654