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FLORIDA PROFIT/NON PROFIT CORPORATION  
THE PRESERVE AT LONGBEACH HOMEOWNERS  
ASSOCIATION, INC.

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March 28, 2019

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

WILLIAMS

SUBJECT: THE PRESERVE AT LONGBEACH HOMEOWNERS ASSOCIATION, INC.  
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JUDICIAL CIRCUIT IN AND FOR  
MANATEE COUNTY, FLORIDA

ARTICLES OF INCORPORATION  
OF  
THE PRESERVE AT LONGBEACH HOMEOWNERS ASSOCIATION, INC.

(A Corporation Not for Profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish that end we do hereby adopt and set forth these Articles of Incorporation, viz:

ARTICLE I  
NAME OF CORPORATION

The name of this corporation shall be:

THE PRESERVE AT LONGBEACH HOMEOWNERS ASSOCIATION, INC.

hereinafter in these Articles referred to as the "Association." The principal office and mailing address of the Association shall be 595 Bay Isles Road, #120-C, Longboat Key, Florida 34228.

ARTICLE II  
PURPOSES

The general nature, objects, and purposes of the Association are:

A. To promote the health, safety, and social welfare of the owners of all lots located within The Preserve at Longbeach, a subdivision in Manatee County, Florida (the "Subdivision"), being developed by The Preserve at Longbeach, LLC, a Delaware limited liability company ("Developer").

B. To maintain all portions of the Subdivision and improvements thereon for which the obligation to maintain and repair has been delegated to the Association by the "Declaration of Covenants for The Preserve at Longbeach" (the "Covenants"), which is to be recorded in the Public Records of Manatee County, Florida.

C. To operate without profit and for the sole and exclusive benefit of its members.

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ARTICLE III  
GENERAL POWERS

The general powers that the Association shall have are as follows:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish a budget and to fix assessments to be levied against all lots which are subject to assessment pursuant to the Covenants for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association.

C. To place liens against any lot subject to assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association.

D. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

F. To delegate such of the powers of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To charge recipients of services rendered by the Association and users of property of the Association where such is deemed appropriate by the Board of Directors.

H. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

I. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Covenants.

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J. To operate any stormwater management and discharge facility serving the Subdivision.

K. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein. Provided, however, that it shall take a seventy-five percent vote of all members to authorize the filing of any litigation brought on behalf of the Association other than suits to enforce collection or lien rights for assessments.

ARTICLE IV  
MEMBERS

The members of this Association shall consist of all owners of lots in the Subdivision. Owners of such lots shall automatically become members upon acquisition of the fee simple title to their respective lots.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's lot, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more lots so long as such member owns at least one lot.

The interest of a member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the lot which is the basis of his membership in the Association.

ARTICLE V  
VOTING

Each lot in the Subdivision shall be entitled to one vote in all Association matters submitted to the membership, and the owner of the lot shall be entitled to cast the vote in his discretion. Notwithstanding the foregoing, where there has been constructed a single dwelling unit on more than one lot, such lots shall be entitled to vote and shall be assessed in like fashion (for example, a unit on one and one-half lots would pay one and one-half assessments and have one and one-half votes in Association matters).

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ARTICLE VI  
BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three or more than nine Directors. The Directors need not be members of the Association or residents of the State of Florida.

B. All Directors shall be appointed by and shall serve at the pleasure of Developer until the turnover meeting of members. Commencing with the "turnover" meeting, all Directors shall be elected by the members. As used herein, the "turnover" meeting shall occur three months after 90 percent of the lots in the subdivision have been conveyed to members other than Developer or, if earlier, the date on which Developer voluntarily relinquishes its right to appoint a majority of the Board of Directors.

C. All Directors who are not subject to appointment by Developer shall be elected by the members. Elections shall be by plurality vote.

D. The term of each elected Director shall be one year. Each elected Director shall serve until his respective successor has been duly elected and qualified, or until his earlier resignation, removal, or death. By majority vote of the members, the terms could be changed to a two-year staggered system.

E. Any elected Director may be removed from office with or without cause by majority vote of the members, but not otherwise. Any appointed Director may be removed and replaced with or without cause by Developer, in Developer's sole discretion.

F. The names and addresses of the persons constituting the first Board of Directors are as follows:

- |                    |   |
|--------------------|---|
| James E. Clabaugh  | 595 Bay Isles Road, #120-C<br>Longboat Key, Florida 34228 |
| John E. Shkor, Jr. | 595 Bay Isles Road, #120-C<br>Longboat Key, Florida 34228 |
| Kerry Shkor        | 595 Bay Isles Road, #120-C<br>Longboat Key, Florida 34228 |

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ARTICLE VII  
OFFICERS

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of one year in accordance with the procedure set forth in the Bylaws.

B. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors are as follows:

- President – John E. Shkor, Jr.
- Vice President – James E. Clabaugh
- Secretary & Treasurer - James E. Clabaugh

ARTICLE VIII  
CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE IX  
BYLAWS

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Thereafter, the Bylaws may be altered, amended or rescinded by a majority vote of the Directors in the manner provided by such Bylaws.

ARTICLE X  
AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles may be altered, amended, or repealed by the affirmative vote of the holders of more than one-half of the total votes of the Association membership. No amendment, however, altering the number of votes attributable to any lot pursuant to Article V hereof shall be effective without the prior written consent of the owner of such lot. Moreover, no amendment affecting the rights of Developer shall be effective without the prior written consent of Developer.

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ARTICLE XI  
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be 595 Bay Isles Road, Suite 120-C, Longboat Key, FL 34228 and the registered agent at such address shall be James E. Clabaugh. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE XII  
BUDGET AND EXPENDITURES

The Association shall obtain funds with which to operate by annual assessment of its members in accordance with the provisions of the Covenants, as the same may be supplemented by the provisions of the Association's Articles and Bylaws. Accordingly, the Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing fiscal year and for the purpose of levying assessments against all lots subject to assessment, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budget.

ARTICLE XIII  
SUBSCRIBERS

The names and street address of the association principal office and the subscriber of these Articles is as follows:

The Preserve at Longbeach, LLC, a Delaware limited liability company

ARTICLE XIV  
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.



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ARTICLE XV  
DISSOLUTION OF THE ASSOCIATION

A. Upon expiration of the term of the Covenants, the Association may be dissolved upon a resolution to that effect being approved by the holders of two-thirds of the total votes of the Association membership, and upon compliance with any applicable laws then in effect.

B. Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

(1) Any property determined by the Board of Directors of the Association to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.

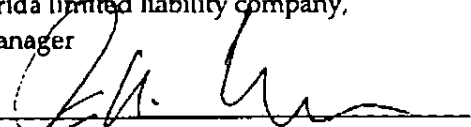
(2) Except as may be otherwise provided by the terms of the Covenants, all remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the lots in the Subdivision prorata to the number of votes attributable to such lots pursuant to Article V hereof, and the share of each shall be distributed to the then owners thereof.

ARTICLE XVI  
BINDING EFFECT

The provisions hereof shall bind and inure to the benefit of the members and Developer and their respective successors and assigns.

IN WITNESS WHEREOF, the above-named subscriber has hereunto set his hand and seals this 27 day of ~~February~~ March 2019.

THE PRESERVE AT LONGBEACH, LLC,  
a Delaware limited liability company  
By: Longbeach 6860, LLC,  
a Florida limited liability company,  
as Manager

By:   
James E. Clabaugh  
As its: Manager

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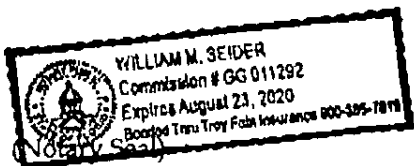
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of ~~February~~ <sup>March</sup> 2019 by James E. Clabaugh, as Manager of LONGBEACH 6860, LLC, a Florida limited liability company, as Manager of THE PRESERVE AT LONGBEACH, LLC, a Delaware limited liability company, on behalf of the companies. He is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.

*William M. Seider*

Signature of Notary Public

Print Name of Notary Public



I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned hereby accepts the designation as registered agent of the foregoing corporation.

*James E. Clabaugh*

JAMES E. CLABAUGH  
Registered Agent

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