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MICHAEL BRONSON  
4320 WEST KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
813- 287-1152

January 12, 1996

FILED  
95 JAN 29 11 03 AM  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

Gentlemen:

Please find enclosed the following: Two complete sets of the Articles of Incorporation for DOMINION PROPERTY OWNER'S ASSOCIATION, INC. (not for profit) along with a check in the amount of \$122.50 to cover the corporate filing fee.

Please send the finalized documents to the above listed address. Thank you for your prompt attention to this matter.

Very truly yours,

W96-1441

*Michael Bronson*

Michael Bronson

Enclosures

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\*\*\*\*122.50 \*\*\*\*122.50

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FLORIDA DEPARTMENT OF STATE  
Sandra B. Morthum  
Secretary of State

January 19, 1996

MICHAEL BRONSON  
4320 WEST KENNEDY BLVD.  
TAMPA, FL 33609

SUBJECT: DOMINION PROPERTY OWNER'S ASSOCIATION, INC.  
Ref. Number: W96000001441

We have received your document for DOMINION PROPERTY OWNER'S ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6928.

Agnes Lunt  
Corporate Specialist

Letter Number: 796A00002438

ARTICLES OF INCORPORATION

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**DOMINION PROPERTY OWNER'S ASSOCIATION, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

A Florida Corporation Not For Profit

The undersigned, incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of this Corporation is DOMINION PROPERTY OWNER'S ASSOCIATION, INC., a Florida corporation not for profit, (hereinafter called the "Association") in these Articles.

**ARTICLE II - OFFICE AND REGISTERED AGENT**

This Association's registered office is 4320 West Kennedy Boulevard, Tampa, Florida 33609, Hillsborough County, Florida, and its registered agent is Michael Bronson who maintains a business office at 4320 West Kennedy Boulevard, Tampa, Florida 33609. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III - GENERAL PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Pinellas County, Florida.

**ARTICLE IV - POWERS**

Without limitation this Association is empowered to:

- A. Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in the 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 Pinellas 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 in full;
- B. Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign and otherwise dispose of property of any nature whatsoever, real, personal or mixed, tangible or intangible, in connection with this Association's affairs.
- C. Assessments. Fix, levy, collect and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.
- D. Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.
- E. Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.
- F. Dedications. With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes and subject to such conditions, as seventy-five percent (75%) of the members determine.
- G. Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidation with other non-profit corporations organized for similar purposes.
- H. Rules. From time to time adopt, alter, amend rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.

I. General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers and privileges reasonable to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.

J. Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

#### **ARTICLE V - MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

#### **ARTICLE VI -VOTING RIGHTS.**

The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Developer (as defined in the Declaration of Covenants, Conditions and Restrictions), and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Developer and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier: (a) when the total votes

outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or (b) on the anniversary date ten years from the date when the first Lot is conveyed to an individual purchaser.

## ARTICLE VII - BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Association's By Laws, but at all times it must be an odd number of three or more but not to exceed five (5). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by a majority vote of the remaining Directors, even if less than a quorum. Any director may succeed himself or herself in office. All directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and address of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign or are removed are:

Michael Bronson	4320 West Kennedy Boulevard
Kathleen M. Bronson	Tampa, Florida 33609

Farhod Nikjeh	4320 West Kennedy Boulevard
	Tampa, Florida 33609

The name and street address of the person signing these articles as incorporator is:

Michael Bronson	4320 West Kennedy Boulevard
	Tampa, Florida 33609

## ARTICLE IX - DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than

incident to a merger or consolidation, all of this Association's assets must be dedicated to any appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

In the event the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of the local government. If not accepted by that agency, then the surface water management system shall be dedicated to a similar nonprofit corporation created for the purposes of maintaining the surface water management system.

#### **ARTICLE XI - BY-LAWS**

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of seventy-five percent (75%) of each class of members, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### **ARTICLE XII - AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five (75%) of the entire membership, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### **ARTICLE XIII - INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration, have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

**ARTICLE XIV - FHA/VA APPROVAL**

As long as there is a Class 3 membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

N WITNESS WHEREOF, For the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporation of this Association have executed these Articles of Incorporation this 12 day of January, 1996.

Michael Bronson  
Michael Bronson

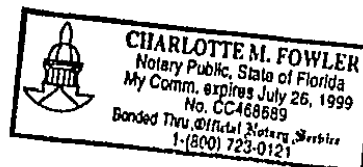
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Before me personally appeared Michael Bronson, who known to me to be the person who executed the foregoing Articles of Incorporation of Dominion Property Owner's Association and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein. He is personally known to me.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, this 12 day of January, 1996.

Charlotte M. Fowler  
Notary Public

My Commission Expires:





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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND  
NAMING THE REGISTERED AGENT UPON WHO PROCESS MAY BE  
SERVED.**

Dominion Property Owner's Association, Inc. desiring to organize or qualify under the laws of the State of Florida, as a corporation not for profit with its principal office as indicated in its Articles of Incorporation, at 4320 West Kennedy Boulevard, Tampa, Florida, 33609, County of Hillsborough, State of Florida, has named Michael Bronson, whose business office is 4320 West Kennedy Boulevard, Tampa, Florida 33609, as its registered agent to accept service of process within Florida.

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.325, relative to the proper and complete performance of my duties.



BY: Michael Bronson

Registered Agent

Date:

January 12, 1996