

Robert L. Tankel

ROBERT L. TANKEL, P.A.  
Attorney At Law  
1299 Main Street, Suite F  
Dunedin FL 34698-5333

Voice: 813.736.1901  
Fax: 813.736.2305  
EMail: macaby@aol.com

N 970000006918

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

400002370134--1  
-12/12/97--01012--006  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Union Park Villas Owners' Association, Inc.

Gentlemen:

Enclosed is the charter for the above-referenced corporation, which I request that you file in your office. Also enclosed is a copy of same for certification and return to this office.

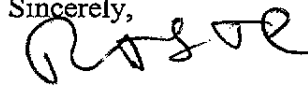
My check in the amount of \$122.50 is also enclosed to cover charges as follows:

Filing Fee	\$ 35.00
Certified Copy	52.50
Registered Agent	<u>35.00</u>

TOTAL: \$122.50

Your attention to this matter is greatly appreciated.

Sincerely,



Robert L. Tankel

RLT:sw  
Enclosures

c:\wp\union\secstate.ltr

FILED  
97 DEC 12 PM 1:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

97-12-12-97

**ARTICLES OF INCORPORATION  
OF  
UNION PARK VILLAS OWNERS' ASSOCIATION, INC.**

**FILED**  
97 DEC 12 PM 1:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statute 617, 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 **UNION PARK VILLAS OWNERS' ASSOCIATION, INC.**  
hereafter called the "Association".

**ARTICLE II**

**ADDRESS**

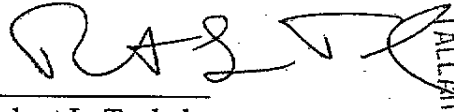
The principal office of the Association is located at 1299 Main Street, Suite F, Dunedin FL 34698

**ARTICLE III**

**REGISTERED AGENT**

Robert L. Tankel, whose address is 1299 Main Street, Suite F, Dunedin FL 34698, is hereby appointed the initial registered agent of this Association.

Agency Accepted:

By:   
Robert L. Tankel

#### ARTICLE IV

#### PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the property subject to the Planned Residential Development Restrictions and Planned Residential Development Common Elements: Regulations, Restrictions and Use ("Declaration") as recorded at Book 3406 at Page 692-702 of the Official Records of Pinellas County, Florida ("Property"), and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, 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;

FILED  
97 DEC 12 PM 1:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

{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) contract with a third party for the management of the Property and to delegate to the Contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the Bylaws to have the approval of the Board of Directors or the membership of the corporation;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. 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) 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;

(g) 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.

---

**ARTICLE V**

**MEMBERSHIP**

Membership shall be as set forth in the Bylaws..

**ARTICLE VI**

**VOTING RIGHTS**

.Voting rights shall be as set forth in the Bylaws.

**ARTICLE VII**

**BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors as set forth in the Bylaws. The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

<u>Name</u>	<u>Address</u>
Joan Theobald	1018 Osprey Court Dunedin, FL 34698
Warren Hubbs	1001 Egret Court Dunedin, FL 34698
Jack Gregg	1009 Osprey Court Dunedin, FL 34698
Bertha Turner	1023 Heron Court Dunedin, FL 34698
Carol Jones	1007 Egret Court Dunedin, FL 34698
Peter Linden	1004 Osprey Court Dunedin, FL 34698

## ARTICLE VIII

### OFFICERS

The affairs of the Association shall be administered by the officers designated by the Bylaws. 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>Name</u>	<u>Address</u>
Delmar Haynes, President	1005 Heron Court Dunedin, FL 34698

Beverly Bales, Vice President

1007 Heron Court  
Dunedin, FL 34698

Lois Carver, Secretary

1016 Egret Court  
Dunedin, FL 34698

D-Vee Lawrence, Treasurer

1009 Crane Court  
Dunedin, FL 34698

## **ARTICLE IX**

### **BYLAWS**

The first Bylaws of the Association shall be altered, amended or rescinded in the manner provided by the Bylaws.

## **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 seventy-five percent (75%) of the entire membership.

## **ARTICLE XIV**

### **SUBSCRIBER**

The name and address of the subscriber of these Articles of Incorporation are as follows:

Name

Address

*Robert L. Tankel*

*1299 Main Street Suite F  
Dunedin, FL 34698*



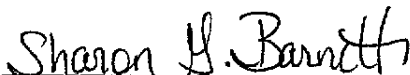
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscriber of this Association, has caused these Articles of Incorporation to be executed this 5 day of December, 1997.

By:   
**ROBERT L. TANKEL**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December 1997, by **ROBERT L. TANKEL**. He is personally known to me and did not take an oath.

  
Print Name: Sharon Barnett  
Notary Public  
My Commission Expires:

\\wp\union\articles



Sharon G. Barnett  
MY COMMISSION # CC586588 EXPIRES  
SEPTEMBER 18, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

**FILED**  
97 DEC 12 PM 1:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA