

JAMES MANCUSO & ASSOCIATES, P.A.

555 WINDERLEY PLACE  
SUITE 129  
MAITLAND, FLORIDA 32751

407-661-1313  
FAX 407-661-1310

June 15, 1998

Florida Department of State  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

200002567742--6  
-06/22/98--01059--018  
\*\*\*\*122.50 \*\*\*\*122.50

RE: South Pointe Homeowners Association, Inc.

Dear Sir/Madam:

Enclosed are the articles of incorporation (in duplicate) to form the above referenced corporation and a check in the amount of \$122.50.

Please file the articles and return the certificate of filing and a stamped copy to me. If you have any questions, please call me.

Sincerely,

*Melissa Theodoropoulos*  
Melissa Theodoropoulos  
Legal Assistant

98 JUL -3 AM 8:44  
FILED  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

JUN 24 1998

9



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 24, 1998

MELISSA THEODOROPOULOS  
JAMES MANCUSO & ASSOCIATES, P.A.  
555 WINDERLEY PLACE, SUITE 129  
MAITLAND, FL 32751

SUBJECT: SOUTH POINTE HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W98000014477

We have received your document for SOUTH POINTE HOMEOWNERS 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):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of 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 (850) 487-6933.

Dana Calloway  
Document Specialist

Letter Number: 198A00034694

**JAMES MANCUSO & ASSOCIATES, P.A.**

555 WINDERLEY PLACE  
SUITE 129  
MAITLAND, FLORIDA 32751

407-661-1313  
FAX 407-661-1310

July 2, 1998

Florida Department of State  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

**RE: South Pointe of Tampa Homeowners Association, Inc.**

Dear Sir/Madam:

Enclosed are the original signed articles of incorporation and one copy to form the above referenced corporation. Our check to cover the filing fee was previously sent to you as evidenced by your letter number 198A00034694 (see copy attached).

Please file the articles and return the certificate of filing and a stamped copy to me. If you have any questions, please call me.

Sincerely,

  
Melissa Theodoropoulos  
Legal Assistant

**FILED**

98 JUL -3 AM 8:44

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION  
OF  
SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.  
a corporation not for profit**

In compliance with the requirements of Florida Statute, Chapter 617, the undersigned, a resident of Florida, and of full age, for the purpose of forming a corporation not for profit does hereby certify:

**ARTICLE I**  
**NAME OF CORPORATION**

The name of the corporation is South Pointe of Tampa Homeowners Association, Inc., a corporation not for profit organized under Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

**ARTICLE II**  
**PRINCIPAL OFFICE**

The principal office of the Association is located at 4014 Gunn Highway, Suite 250, Tampa, Florida 33624, which shall be the initial registered office of the Association.

**ARTICLE III**  
**REGISTERED AGENT**

William L. Bullock, whose address is 4014 Gunn Highway, Suite 250, Tampa, Florida 33624, is hereby appointed the initial registered agent of the Association.

**ARTICLE IV**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide architectural control of the residence lots and common area within that certain tract of property described in the Declaration of Covenants, Conditions and Restrictions of South Pointe, (hereinafter called the "Declaration"), recorded or to be recorded in the Office of the Clerk of the Circuit Court, Hillsborough County, Florida and as the same may be amended from time to time as therein provided (hereinafter referred to as the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may

hereafter be brought within the jurisdiction of this Association for these purposes. In connection therewith, the Association shall have the following powers:

(a) To 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.

(b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments due to the Association or any other person affiliated with the Association pursuant to the terms of the Declaration; to pay all expenses in connection therewith; and to pay 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) To 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) To borrow money, and with the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of Owners holding not less than two-thirds (2/3) of the total votes of the Association as described in Article VI hereof, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(e) To dedicate, sell, or transfer all or any part of the common area as defined in the Declaration (hereinafter "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. Any such dedication or transfer shall be effective with the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of Owners holding not less than two-thirds (2/3) of the total votes of the Association, as described in Article VI hereof.

(f) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of Owners holding not less than two-thirds (2/3) of the total votes of the Association, as described in Article VI hereof.

(g) To annex additional property and common area in the manner set forth in the Declaration.

(h) To have and to exercise any and all powers, rights and privileges which a corporation organized under Florida law, including Chapter 617, Florida Statutes, by law may now or hereafter have or exercise.

(i) To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management systems, including but not limited to work within retention areas, drainage structures, and drainage easements.

(j) To operate, maintain, and manage the surface water or stormwater management system, including all lakes, retention areas, culverts, and related appurtenances, in a manner consistent with the Southwest Florida Water Management District permit requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein.

(k) To adopt and publish rules and regulations governing the use of the Common Area, and the personal conduct of the Members and their guests thereon, and to establish penalties for any infraction thereof;

(l) To sue and be sued in the name of the Association:

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

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described in Article VI hereof. The foregoing shall not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

#### **ARTICLE VI** **VOTING RIGHTS**

The Association shall have two classes of voting membership with the relative rights and preferences as follows:

Class A: Class A members shall be all owners, with the exception of the Declarant, of any lot shown upon any recorded plat of the Property (hereinafter "Lot" or "Lots"). Each Class A member shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. Unless

converted earlier and voluntarily by the Declarant, the Class B membership shall cease and be converted to Class A membership upon the first to occur of any of the following events:

- (a) the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) twelve (12) years from the date of the original recording of the Declaration in the public records of Hillsborough County, Florida; or
- (c) At the election of the Declarant (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

**ARTICLE VII**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of not less than three (3) Directors nor more than seven (7), who need not be members of the Association. The initial number of directors shall be three (3) and may be changed by amendment of the bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the election of their successors are:

William L. Bullock - 4014 Gunn Highway, Suite 250, Tampa, Florida 33624

Rene Rego - 4014 Gunn Highway, Suite 250, Tampa, Florida 33624

Tony Crimi - 4014 Gunn Highway, Suite 250, Tampa, Florida 33624

The manner in which the directors are appointed is as stated in the bylaws.

**ARTICLE VIII**  
**DISSOLUTION**

The Association may be dissolved upon the affirmative vote of 2/3 of the voting interests of the Association as described in Article VI hereof. 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 or to any non-profit corporation, association, trust or other organization to be used for purposes similar to those for which this Association was created.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40, Florida Administrative Code, and be approved by the

Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

**ARTICLE IX**  
**DURATION**

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist perpetually.

**ARTICLE X**  
**AMENDMENTS**

The Association shall have the right to amend these Articles at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of Owners holding not less than two-thirds (2/3) of the total votes of the Association as described in Article VI hereof. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

**ARTICLE XI**  
**BYLAWS**

The bylaws of the Association shall be adopted by the Board of Directors at the first meeting of Directors, and may be altered, amended or rescinded thereafter in the manner provided therein.

**ARTICLE XII**  
**HUD/VA APPROVAL**

As long as there is a Class B membership and the Department of Housing and Urban Development ("HUD") or Veterans Administration ("VA") is holding, insuring, or guaranteeing any loan secured by property subject to the Declaration, the following actions will require the prior approval of the HUD or VA: annexation of additional properties; mergers and consolidations; mortgaging of Common Area; dissolution of this Association; and amendment of these Articles of Incorporation.

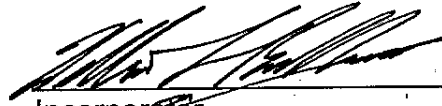


**ARTICLE XIII**  
**INCORPORATOR**

The name and address of the incorporator is:

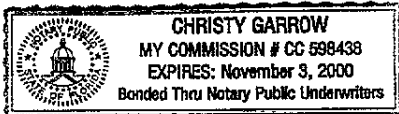
William L. Bullock  
4014 Gunn Highway, Suite 250  
Tampa, Florida 33624

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this 29 day of June, 1998.

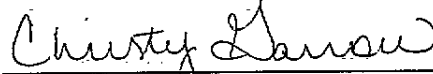
  
\_\_\_\_\_  
Incorporator

**STATE OF FLORIDA**  
**COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 1998, by William L. Bullock, who is personally known to me.



NOTARY PUBLIC

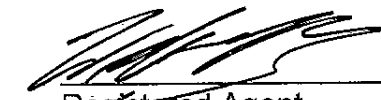
  
\_\_\_\_\_  
Print Name: Christy Garrow

My Commission Expires:

November 3, 2000

**CONSENT OF REGISTERED AGENT**

Having been named as Registered Agent for this corporation at the office designated in the foregoing Articles of Incorporation, I am familiar with the duties and obligations of Registered Agents and I hereby agree to act in this capacity and to comply with all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
Registered Agent

**FILED**  
98 JUL -3 AM 8:44  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA