

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 241-1100 • 800-342-8062 • Fax (850) 222-1222

N99000006875

Giannini Place Homeowners
Association, Inc

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-11/22/99-01055--010
*****87.50 *****87.50

- Art of Inc. File
- LTD Partnership File
- Foreign Corp. File
- L.C. File
- Fictitious Name File
- Trade/Service Mark
- Merger File
- Art. of Amend. File
- RA Resignation
- Dissolution / Withdrawal
- Annual Report / Reinstatement
- Cert. Copy
- Photo Copy
- Certificate of Good Standing
- Certificate of Status
- Certificate of Fictitious Name
- Corp Record Search
- Officer Search
- Fictitious Search
- Fictitious Owner Search
- Vehicle Search
- Driving Record
- UCC 1 or 3 File
- UCC 11 Search
- UCC 11 Retrieval
- Courier

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TALLAHASSEE, FLORIDA

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

RECEIVED

Signature

Requested by: CS

Name _____ Date 11/22 Time 9:25

Walk-In _____ Will Pick Up _____

CS
11-23-99
10



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

November 22, 1999

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST., STE. 1
TALLAHASSEE, FL 32302

SUBJECT: GIANNINI PLACE HOMEOWNER'S ASSOCIATION, INC.
Ref. Number: W99000026805

We have received your document for GIANNINI PLACE HOMEOWNER'S ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

You must list the corporation's principal office and/or a mailing address in the document.

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) 487-6930.

Carolyn Batten
Document Specialist

Letter Number: 699A00055765

ARTICLES OF INCORPORATION
OF

GIANNINI PLACE HOMEOWNER'S ASSOCIATION, INC.,
A Florida Corporation not for profit

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

Article I

The name of this Corporation is GIANNINI PLACE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit. The principal office & mailing address is 1600 Anchorage St., Sarasota, FL 34231.

Article II

The association is a nonprofit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the association is formed are to provide for maintenance, preservation and architectural control of the residence lots and common area within a certain subdivided tract of real property described as follows: That certain property as described in Plat Book 27, Page 27, Public Records of Sarasota County, Florida, and that

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TALLAHASSEE FLORIDA

additional property described in Exhibit A attached hereto.
and to promote the health, safety and welfare of the residents
within the above-described subdivision and such additions thereto
as may hereafter be brought within the jurisdiction of the
association for such purpose.

In furtherance of such purposes, the association shall have
power to:

Perform all of the duties and obligations of the association
as set forth in a certain Declaration of Covenants,
Conditions and Restrictions (the declaration)
applicable to the subdivision and to be recorded in the
public records of Sarasota County, Florida;

Affix, levy, and collect all charges and assessments
pursuant to the terms of the declaration, and enforce
payment thereof by any lawful means; and 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 on the property
of the association;

Acquire (by gift, purchase or otherwise), own, hold,
improve, build on, operate, maintain, convey, sell,
lease, transfer, dedicate to public use, or otherwise
dispose of real and personal property in connection
with the affairs of the association;

Borrow money and, subject to the consent by vote or written

instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale or transfer;

Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration,

and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

The name and the street address of the initial registered agent is: Stephanie A. Reinicke, Esquire, 1800 Second Street, Suite 803, Sarasota, Florida 34236.

Article VI

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including the Developer, and including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

Article VII

An Owner Member's membership shall be established effective immediately upon such person's becoming an owner of a lot in Giannini Place. By acceptance of title to a Lot in Giannini Place, each member agrees to be bound by the Declaration.

Developer's membership in the Association shall be

established effective immediately upon the creation of the Association and, until the establishment and effectiveness of any other member's membership, the membership of the Association shall be comprised solely of Developer.

Each member shall have one vote per Lot owned.

Article VIII

The number of directors constituting the initial board of directors of the association is three, and the names and addresses of the persons who are to serve as the initial directors are:

Giuseppe Giannini
4945 Sawyer Road
Sarasota, FL 34233

Jack Horner
1600 Anchorage Street
Sarasota, FL 34231

Pat Horner
1600 Anchorage Street
Sarasota, FL 34231

The first board shall be the board until after the first annual member's meeting after the transfer date. Developer shall have the right to designate or elect the members of the first board until the first annual members' meeting after the transfer date, and in the event of any vacancy to fill any such vacancy. Developer reserves the right to remove from the first board any directors it designates or elects.

The transfer date shall be sixty (60) days after Developer conveys to owners 100% of the total number of lots in Giannini Place, or at any time upon the voluntary election of the Developer, whichever is first to occur.

Article IX

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created.

In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article X

The name and street address of each incorporator is:

Giuseppe Giannini
4945 Sawyer Road
Sarasota, FL 34233

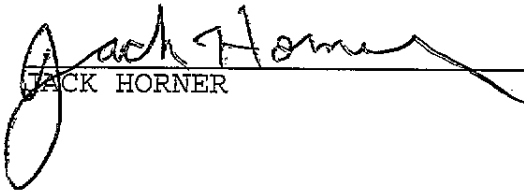
Jack Horner
1600 Anchorage Street
Sarasota, FL 34231

Pat Horner
1600 Anchorage Street
Sarasota, FL 34231

EXECUTED AT SARASOTA, FLORIDA, on November 19th, 1999.



GIUSEPPE GIANNINI



JACK HORNER

Pat

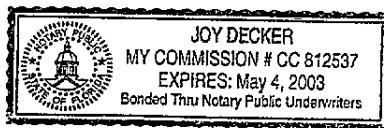
PAT HORNER

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 19th day of November, 1999 by GIUSEPPE GIANNINI, who is personally known to me.

Joy Decker

Notary Public Signature

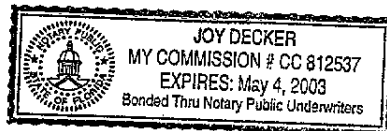


STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 19th day of November, 1999 by JACK HORNER and PAT HORNER, who are personally known to me.


Joy Decker

Notary Public Signature



ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been designated in the foregoing Articles of Incorporation as Registered Agent, hereby agrees to accept said designation; to accept Service of Process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation) authorized to accept Service of Process at the above Florida designated address) in some conspicuous place in the office as required by law.



STEPHANIE A. REINICKE
Registered Agent

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