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JAMES R. NIESET
Attorney At Law

6740-D Crosswinds Drive No.
St. Petersburg, Florida 33710

Tel: (813) 345-1999
Fax: (813) 345-1447

March 15, 1994

Bureau of Corporate Records
Secretary of State
P. O. Box 6327
Tallahassee, FL 32314

800001005188
-03/17/94--01125--004
***122.50 ***122.50

RE: Le-Mar Condominium
Association, Inc.

NP

Gentlemen:

Enclosed are the original and one copy of the Articles of
Incorporation for the above-named corporation, along with our
check in the amount of \$122.50, which represents the following:

Filing Fee	\$35.00
Certified Copy	52.50
Registered Agent Fee	<u>35.00</u>
	\$122.50

Please file the original and return the certified copy to the
above address. Thank you for your attention and cooperation.

conflict 717997 Very truly yours,

W94-6370

789

502

671



Susan L. VanHaaren
Legal Assistant

Name	<i>[Signature]</i>
Availability	<i>[Signature]</i>
Documents	Enclosures
Examiner	
Updater	
Updater	
Verifier	
Acknowledgement	
W P Verifier	

SHARON L. TALA

JUL 21 1995

JAMES R. NIESET
Attorney At Law

6740-D Crosswinds Drive No.
St. Petersburg, Florida 33710

Tel: (813) 345-1999
Fax: (813) 345-1447

July 18, 1995

Bureau of Corporate Records
Secretary of State
P. O. Box 6327
Tallahassee, FL 32314

RE: Le-Mar Condominium Association
of Pinellas, Inc.

Gentlemen:

Enclosed are the original and one copy of the Articles of Incorporation for the above-named corporation. A review of your records will indicated our previous remittance to you of \$122.50, which represents the following:

Filing Fee	\$35.00
Certified Copy	52.50
Registered Agent Fee	<u>35.00</u>
	\$122.50

Please file the original and return the certified copy to the above address. Thank you for your attention and cooperation.

Very truly yours,



Susan L. VanHaaren
Legal Assistant

/slv
Enclosures



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

March 22, 1994

JAMES R. NIESET, ESQ.
6740-D CROSSWINDS DR. N.
ST. PETERSBURG, FL 33710

SUBJECT: LE-MAR CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W94000006370

We have received your document for LE-MAR CONDOMINIUM 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. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Simply adding "of Florida" or "Florida" to the end of a entity name does not constitute a difference.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

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.

Sandra Pearce
Corporate Specialist

Letter Number: 694A00012694

ARTICLES OF INCORPORATION
OF
LE-MAR CONDOMINIUM ASSOCIATION OF PINELLAS, INC.

FILED
95 JUL 21 PM 12:51
TAMPA, FLORIDA
CLERK OF DISTRICT COURT

The undersigned, being desirous of forming a corporation not for profit pursuant to Chapter 617, Florida Statutes, adopts the following:

ARTICLE I. NAME

The name of the corporation is LE-MAR CONDOMINIUM ASSOCIATION OF PINELLAS, INC., hereinafter referred to as the "Association"

ARTICLE II. DURATION

This corporation shall exist perpetually commencing on the date of the filing of these Articles.

ARTICLE III. PRINCIPAL PLACE OF BUSINESS & MAILING ADDRESS

The principal place of business and the mailing address for the corporation shall be:

8431 North Grady Avenue
Tampa, FL 33614

ARTICLE IV. PURPOSE

The corporation is organized as a corporation not for profit under the terms and provisions of Chapter 617, Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the maintenance and operation of the condominium facilities within the jurisdiction of the Association and pursuant to the Declaration of Condominium.

The Association shall also have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the purposes of the Association as described in its Articles, Bylaws and Rules and Regulations.

ARTICLE V. POWERS

The Association shall exercise all of the powers and privileges, and perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium, the terms and provisions of which are hereby incorporated by reference, and may:

- (a) Assess: To make and collect assessments against members as unit owners to defray the costs, expenses, and losses of the Condominium.
- (b) Disburse: To use the proceeds of assessments in the exercise of its powers and duties.
- (c) Maintain: To maintain, repair, replace and operate the Condominium property.
- (d) Insure: To purchase insurance upon the Condominium property and insurance for the protection of the Association and its members as unit owners, as well as liability insurance for the protection of Directors of the Association.
- (e) Reconstruct: To reconstruct improvements after casualty and further improve the Condominium property.
- (f) Regulate: To make and amend reasonable rules and regulations respecting the use of the property in the Condominium.
- (g) Enforce: To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Rules and Regulations for the use of the property in the Condominium.

- (h) Manage: To manage or contract for the management and maintenance of the Condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.
- (i) Employ: To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.
- (j) Payment of Taxes & Liens: To pay taxes and assessments which are liens against any part of the Condominium other than individual units and the appurtenances thereto, and to assess the same against the individual units subject to such liens.
- (k) Utilities: To pay the cost of all power, water, sewer and other utility services rendered to the Condominium and not billed to owners of individual units.

ARTICLE VI. LIMITATION OF ACTIVITIES

The Association shall pay no dividend, and shall distribute no part of its income to its members, directors or officers. Nevertheless, the Association may pay compensation in a reasonable amount to its members, directors and officers for services rendered, and it may confer benefits upon its members in conformity with the purposes of the Association. Upon termination of the Association, it may make distributions to its members

as permitted by law, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

ARTICLE VII. MEMBERS

The members of the Association shall consist of all the record owners of units in the Condominium, provided that after termination of any condominium, members shall also be those persons and other legal entities who are members at the time of such termination, their successors and assigns. Each owner designated in a deed or other instrument establishing title to such condominium unit duly recorded in the Public Records of Pinellas County, Florida shall automatically become a member upon recordation of such instrument. Membership in the Association shall be terminated automatically when title to the condominium unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) unit shall remain a member of the Association so long as they retain title to any unit.

ARTICLE VIII. VOTING RIGHTS

The owner of each unit shall be entitled to one (1) one vote on each matter brought before the membership of the Association. Any individual or entity owning more than a single unit in the condominium shall be entitled to one vote for each unit owned.

ARTICLE IX. BOARD OF DIRECTORS

The property, business and affairs of the Association shall be managed by a Board of Directors. The number of directors may

be changed from time to time as provided by the Bylaws, but their number shall always be odd and never be less than three (3).

The members of the board of directors shall be elected at the annual meeting of the Association members in the manner specified in the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner as provided by the Bylaws.

The initial Board of Directors of the Association shall consist of the following five (5) members:

DONALD R. TAAFFE	ANN MARIE ANDRIANO
BELINDA MARTINEZ	ROLAND REYES
OSMARA MIRABAL	

ARTICLE X. OFFICERS

The business of the corporation shall be administered by the president, one or more vice-presidents, a secretary and a treasurer, and such other officers or agents as may be deemed necessary and as provided in the Bylaws. The officers shall have such duties, responsibilities and powers as provided in the Bylaws and Florida Statutes. The names of the persons who are to serve as officers of the corporation until election of successors are:

DONALD R. TAAFFE	-	President
ANN MARIE ANDRIANO	-	Vice President
OSMARA MIRABAL	-	Secretary
BELINDA MARTINEZ	-	Treasurer

ARTICLE XI. INDEMNIFICATION AND INSURANCE

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees reasonably incurred by or imposed upon him in connection with any proceedings or settlement of any proceeding to which he may be a party or in 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, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which directors or officers may be entitled.

The Board of Directors may, and, if reasonably available, shall purchase liability insurance to insure all directors, officers or agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance shall be paid by the Association as part of the common expense.

ARTICLE XII. BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by

the Board of Directors or the members of the Association as provided in the Bylaws.

ARTICLE XIII. INITIAL REGISTERED AGENT AND OFFICE

The name and address of the initial registered agent of the corporation are:

OSMARA MIRABAL
8431 North Grady Avenue
Tampa, FL 33614

ARTICLE XIV. INCORPORATOR

The name and address of the person signing these Articles are:

OSMARA MIRABEL
8431 North Grady Avenue
Tampa, FL 33614

ARTICLE XV. AMENDMENT

The corporation reserves the right to amend or repeal any of the provisions contained in these Articles of Incorporation or any amendment thereto, and any right conferred upon the members are subject to this reservation.

IN WITNESS WHEREOF the undersigned incorporator has executed these Articles of Incorporation on this 19th day of July, 1995.

OSMARA MIRABAL

STATE OF FLORIDA
COUNTY OF PINELLAS

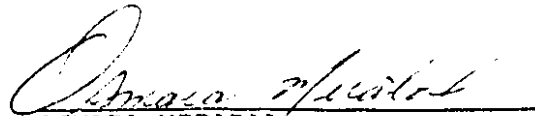
19th The foregoing instrument was acknowledged before me this day of July, 1995, by OSMARA MIRABAL, who is personally known or who has produced Ida Wilson K. L. L. as identification.

Susan L. Van Haaren
NOTARY PUBLIC



ACCEPTANCE OF REGISTERED AGENT

I HEREBY AGREE as registered agent to accept service of process for the above-named corporation and to comply with the applicable provisions of Florida law relative to office hours and posting of registered agent names.


OSMARA MIRABAL

FILED
95 JUL 21 2 12 PM
MIRABAL FLORIDA