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LAW OFFICES OF  
ROBERT A. DOUGLASS, P.A.

16326 GULF BOULEVARD  
REDINGTON BEACH, FL 33708  
TELEPHONE (727) 393-6488  
TELECOPIER (727) 392-3385

FILED  
00 MAR 27 PM 5:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

March 14, 2000

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

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-03/27/00--01109--005  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

RE: SUNSET COVE OF TREASURE ISLAND HOMEOWNER'S ASSOCIATION INC.

Dear Sir or Madam:

Please find enclosed an original and one copy of the Articles of Incorporation for the above captioned entity, together with a check in the amount of \$78.75 to cover the following:

Filing Fee	\$ 35.00
Certified Copy	8.75
Registered Agent Designation	<u>35.00</u>
	\$ 78.75

Please return the certified copy to the undersigned.

Very truly yours,

  
Robert A. Douglass

RAD:jw  
Encl.

ARTICLES OF INCORPORATION  
OF  
SUNSET COVE OF TREASURE ISLAND HOMEOWNER'S ASSOCIATION, INC.  
a non-profit corporation

FILED  
00 MAR 27 PM 5:03  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, each of them a natural person competent to contract, do hereby associate themselves together to form a corporation not for profit under the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be SUNSET COVE OF TREASURE ISLAND HOMEOWNER'S ASSOCIATION, INC.

ARTICLE II

The principal place of business shall be 16326 Gulf Boulevard, Redington Beach, Pinellas County, Florida.

ARTICLE III

The purposes for which this non-profit corporation has been organized as follows:

A. To provide a formal organization for the Developer of Sunset Cove of Treasure Island, fee simple title to lots within the development.

B. To provide a forum for the exchange of information of mutual benefit for the common good of those owning fee simple title to lots within the Sunset Cove of Treasure Island.

C. To undertake such activities and projects as will best unite the owners of properties within the Sunset Cove of Treasure Island project in order to pursue the goals outlined hereinabove.

D. To hold legal fee simple title to the lands within the Sunset Cove of Treasure Island development which are not dedicated to individual ownership and to manage and maintain said properties for the use and enjoyment of all members of the corporation.

E. To operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetlands mitigation areas.

F. To contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company.

G. To assess its members and enforce assessments.

H. To sue and be sued.

ARTICLE IV

The term of existence of this corporation shall be as follows: It is the intention of the incorporators that the term for which this corporation is to exist shall be perpetual, unless sooner dissolved pursuant to the statutes of the State of Florida, as amended, provided however that if the Association is dissolved, the control or right of access to the property containing the surface

water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

#### ARTICLE V

Members of the corporation shall be all record owners, whether natural persons or entities, of fee simple title to any lot which is a part of the properties comprising the Sunset Cove of Treasure Island development. Membership shall commence upon obtaining fee simple title to one or more of the lots and shall terminate upon the transferring of all interest in such lots to other parties.

#### ARTICLE VI

The names and addresses of the subscribers to the Articles is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Robert A. Douglass	16326 Gulf Boulevard Redington Beach, FL 33708
Lon C. Wadsworth	16326 Gulf Boulevard Redington Beach, FL 33708
Judy K. Wadsworth	16326 Gulf Boulevard Redington Beach, FL 33708

#### ARTICLE VII

The business affairs of this non-profit corporation shall be managed by a Board of Directors consisting of not less than three (3) persons. This Board shall be elected by the members of the corporation at an annual meeting called for such purpose. The Board of Directors so elected shall, in turn, elect a President, Vice President, Secretary and Treasurer.

The names and addresses of those persons who to serve as officers and directors of this non-profit corporation until the first selection are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Robert A. Douglass PRESIDENT/DIRECTOR	16326 Gulf Boulevard Redington Beach, FL 33708
Lon C. Wadsworth SECRETARY/TREASURER/DIRECTOR	16326 Gulf Boulevard Redington Beach, FL 33708
Judy K. Wadsworth VICE PRESIDENT/DIRECTOR	16326 Gulf Boulevard Redington Beach, FL 33708

#### ARTICLE VIII

The By-Laws of this organization may be made, altered or rescinded from time to time in whole or in part by the affirmative vote of five-sevenths (5/7) of the members of the corporation at a

regular annual meeting of the corporation or at a meeting called for that purpose after due notice has been given to the members pursuant to the By-Laws.

#### ARTICLE IX

Amendments to these Articles of Incorporation may be proposed and adopted in the same manner as amendments to the By-Laws as recited hereinabove Article VIII.

#### ARTICLE X

No officer, director or member shall be personally liable for any debt or other obligation of the corporation except as may be provided by law.

Each lot shall be entitled to one (1) vote in the corporation or a limit of seven (7) votes provided that this portion of the Article shall be subject to Article III, MEMBERSHIP AND VOTING RIGHTS of the Declaration of Covenants, Conditions, Restrictions and Easements of SUNSET COVE OF TREASURE ISLAND HOMEOWNER'S ASSOCIATION, INC. corporation, as recorded in the Public Records of Pinellas County, Florida.

The corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, officers or directors.

#### ARTICLE XI

The street address of the initial registered office of this corporation shall be 16326 Gulf Boulevard, Redington Beach, Florida 33708 and the name of the initial registered agent of this corporation is Robert A Douglass.

IN WITNESS WHEREOF, the subscribing incorporators have set their hands and seals and caused these Articles of Incorporation to be executed this 21 day of March, 2000.

  
\_\_\_\_\_  
ROBERT A. DOUGLASS

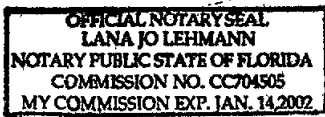
  
\_\_\_\_\_  
LON C. WADSWORTH

  
\_\_\_\_\_  
JUDY K. WADSWORTH

STATE OF FLORIDA     )  
                              )  
COUNTY OF PINELLAS )

BEFORE ME, PERSONALLY APPEARED ROBERT A. DOUGLASS, LON C. WADSWORTH and JUDY K. WADSWORTH to me well known, or who produced a N/A as identification, and executed the foregoing Articles of Incorporation and they acknowledged before me that they executed same for purposes therein expressed.

WITNESS, my hand and seal in the County and State above named  
this 21<sup>st</sup> day of March, 2000.



*Lana Jo Lehmann*  
NOTARY PUBLIC

My Commission Expires:

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above named corporation, at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity and agree to comply with the provisions of the laws of the State of Florida relative to keeping open said office.

*Robert A. Douglass*  
Robert A. Douglass  
Registered Agent  
Dated: 3-21-00

FILED  
00 MAR 27 PM 5:03  
CLERK OF STATE  
TALLAHASSEE, FLORIDA