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PENNINGTON LAW FIRM

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Page 1 of 1

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COR AMND/RESTATE/CORRECT OR O/D RESIGN  
PELICAN ISLAND PROPERTY OWNERS ASSOCIATION, INC.

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2010 DEC -6 AM 10:25  
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**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION OF  
PELICAN ISLAND PROPERTY OWNERS ASSOCIATION, INC.**

2010 DEC -6 AM 10:25

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Article I  
Name and location**

The name of this corporation is PELICAN ISLAND PROPERTY OWNERS ASSOCIATION, INC. and its principal office is located at 7000 Pelican Island Drive, Tampa, Hillsborough County, Florida 33634.

**Article II  
Object**

The purposes for which this corporation is organized are:

1. To own real property and to hold the legal or equitable title to same;
2. To own, care for and maintain the grounds and public areas of Pelican Island Subdivision including, but not limited to, the perimeter walls of said subdivision, the entrance gates, cul de sac, landscaping, roads, to provide lighting and water service to the subdivision, and to render all services necessary to assure efficient, attractive and satisfactory maintenance of said property, including collecting, and keeping Pelican Island Subdivision in Tampa, Florida free from trash and refuse, and to render all services necessary to assure efficient, attractive and satisfactory maintenance thereof;
3. To enforce the restrictions for Pelican Island recorded in the records of the Clerk of the Circuit Court of Hillsborough County, Florida;
4. To promulgate architectural guidelines or to approve architectural guidelines promulgated by an architectural control committee of the Association;
5. To enforce architectural standards for construction in said subdivision including additions and revisions, as, and only as, provided in the aforesaid restrictions;
6. To promote civic improvements and harmony throughout the community of Pelican Island;
7. To enter into contracts with individuals, professionals and corporations for the accomplishment of the purposes of this corporation.
8. To repair and maintain the drainage pipelines in Pelican Island depicted on the subdivision plat maps.

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### **Article III Term of Existence**

This corporation shall have perpetual existence unless dissolved as provided by law.

### **Article IV Membership**

1. Each Lot owner in Pelican Island, said subdivision in Tampa, Hillsborough County, Florida, shall be a member of this corporation subject only to the recorded Restrictions, these Articles of Incorporation, the By-Laws and to the rules and regulations established by the Board of Directors. Such eligibility for membership shall be evidenced by record ownership of said Lot as shown by the records of the Clerk of the Circuit Court of Hillsborough County, Florida;

2. Membership shall be automatically transferred to a new Lot owner upon sale, assignment or transfer of the entire ownership of a Lot, subject only to the recorded Restrictions, these Articles of Incorporation, the By-Laws and to the rules and regulations established by the Board of Directors.

### **Article V Reserved for Future Use**

### **Article VI Board of Directors and Officers**

The affairs of this corporation shall be managed by a Board of Directors of seven (7) members of this corporation. Salaries shall not be paid to the officers and directors and no dividends shall be paid. All directors shall be elected by the membership for one year terms at the annual meeting of the corporation. All officers shall be elected by the Board of Directors at the organizational meeting of the Board of Directors.

### **Article VII By-Laws**

The By-Laws may be amended at any duly noticed meeting of the members of this corporation by a two-thirds vote of the entire membership, provided that announcement of such vote on such amendment shall have been made at the immediately preceding regular membership meeting and written notice of the text of such proposed amendment shall have been given to all members no later than the time of the regular membership meeting immediately preceding the meeting at which such

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amendment will be voted upon.

**Article VIII  
Amendment to Articles of Incorporation**

These Articles of Incorporation may be amended in whole or in part by the Board of Directors, subject, however, to approval by the membership by a vote of two-thirds of the total membership votes of this corporation, which votes are cast in person or by limited proxy at any regular meeting or a special meeting called for that purpose, provided that not less than fourteen days notice in writing of such proposed amendment has been mailed to each member prior to such regular or special membership meeting and provided further that any amendment of Article IX hereof shall require the affirmative vote of two-thirds of the total membership votes of this corporation.

**Article IX  
Fees**

The owner of each Lot shown on the plat of a Pelican Island Subdivision, on file as aforesaid, shall pay to this corporation at Tampa, Florida, a fee payable on the first day of January of each year. Or, if approved by the Board of Directors, said fee may be payable in equal installments on the first day of January and the first day of July of each year. Said fee may be increased over the fee paid for the prior year or decreased from the fee paid for the prior year only by a vote of the membership of this corporation as provided in the Restrictions as amended from time to time.

**Article X  
Registered Agent**

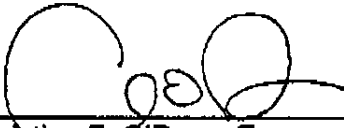
The street address of the Registered Office of Association is 2701 N. Rocky Point Drive, Suite 900, Tampa, Florida 33607. The name of the Registered Agent of Association is:

CHRISTIAN F. O'RYAN

[Signature on following page]

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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 6<sup>th</sup> day of December, 2010.

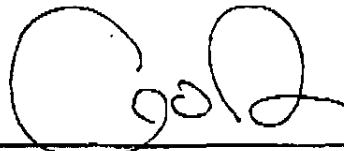
  
\_\_\_\_\_  
Christian E. O'Ryan, Esq.  
Subscriber

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**ACCEPTANCE BY REGISTERED AGENT**

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 16<sup>th</sup> day of December, 2010.



Christian F. O'Ryan

**Registered Office:**

2701 N. Rocky Point Drive, Suite #900  
Tampa, FL 33607

**Principal Corporation Office:**

7000 Pelican Island Drive  
Tampa, FL 33634

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**CERTIFICATION OF ADOPTION**

The date of adoption of the amendment(s) was: November 9, 2010.

Effective date: November 9, 2010.

Adoption of Amendment(s):

☒ The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

☐ There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the President of this Association, has executed these Articles of Incorporation this 2<sup>nd</sup> day of December, 2010.

  
\_\_\_\_\_  
Signature

Gene Bliss  
\_\_\_\_\_  
Typed or printed name of person signing

President  
\_\_\_\_\_  
Title of person signing

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Pelican Island  
Amended and Restated Articles  
8