

767192

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000325544120

03/05/19--01019--026 **35.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2019 MAR -5 A 11 01

FILED

MAR 13 2019

T. LEMIEUX

FILED

2019 MAR -5 A 11:24

RESTATED ARTICLES OF INCORPORATION
OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TOWNHOUSES AT BUTTONWOOD
HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is TOWNHOUSES AT BUTTONWOOD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, hereafter call the "Association".

ARTICLE II

The principal office of the Association is located at 7791 Country Club Road North, St. Petersburg, Florida 33710.

ARTICLE III

JOHN D. CARR, whose address is 7791 Country Club Road North, St. Petersburg, Florida 33710, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

A. This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residence Lots and Common Area within that certain tract of property in Pinellas County, Florida, described as:

Lot 2, Block 1, BROADACRES UNIT II ADDITION REPLAT, according to the plat thereof, as recorded in plat Book 78, Page 96, Public Records of Pinellas County, Florida.

and such other property as may from time to time be placed under the control of this Association pursuant to any Declaration of Restrictions recorded upon the aforescribed property, hereinafter referred to as the "Properties", and to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

1. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Pinellas County, Florida, and as the same may be amended from time to time as provided, said Declaration being incorporated herein as if set forth at length;

2. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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 against the property of the Association;

3. 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;

4. borrow money, and with the assent of two-third (2 /3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. dedicate, sell or transfer all or any part of the 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. No such dedication or transfer, except that made by the Declarant in the Declaration or any plat of the subject property as a subdivision, shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

6. participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

7. have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, (1981), as it may now or hereafter have or exercise.

ARTICLE V MEMBERSHIP AND VOTING RIGHTS

A. Every Owner of a Lot which is within the Properties and which is therefore subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is the subject to assessment.

B. The Association shall have two (2) classes of membership; as follows:

1. Class A membership shall consist of all Owners of Lots within the Properties with the exception of the Declarant in any Declaration of Restrictions placed upon the properties. When the fee simple interest in a Lot is held by more than one (1) person or entity other than such Declarant, all such persons and/or entities shall be Class A members.

2. The Class B membership shall consist of the Declarant in any Declaration of Restrictions placed upon the Properties. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

a. when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or

b. on December 31, 1984.

C. There shall be one (1) vote for each Lot owned by one (1) or more Class A members, subject to the following requirements. As to each Lot owned by one (1) or more Class A members, there shall be filed with the Secretary of the Association a "Voting Member Designation Certificate" which shall name one (1) and only one (1) of the Owners of such Lot as the "Voting Member" for that Lot. Such Certificate shall be signed by all of the Owners of such

Lot and shall, upon filing with the Secretary of the Association, be effective until a new certificate is subsequently duly executed by all Owners and filed with the Secretary of the Association. Only the person named in such Certificate, or their duly appointed proxy, shall be allowed to cast the vote for the subject Lot. A Lot which does not have on record with the Secretary of the Association a valid Voting Designation Certificate shall not be entitled to a vote nor shall such Lot be counted as existing for the purposes of determining any percentages or fractions for voting purposes under these Articles of Incorporation or any By-Laws for the Association or any Declaration of Restrictions placed upon the Properties.

D. There shall be three (3) votes for each Lot owned by the Class B member and the votes of the Class B member may be cast by any person designated in a Voting Member Designation Certificate in the same manner as for Class A members except that one (1) person may be designated by the Declarant in a single Certificate to cast the votes for more than one (1) Lot owned by the Declarant.

ARTICLE VI DURATION

A. The corporation shall exist perpetually unless terminated as provided in these Articles of Incorporation.

ARTICLE VII SUBSCRIBERS

A. The names and residences of the subscribers of these Articles of Incorporation are:

ARTHUR G. BEETLE	7791 Country Club Road North St. Petersburg, Florida 33710
------------------	---

ROBERT R. WEDDING	7791 Country Club Road North St. Petersburg, Florida 33710
-------------------	---

JOHN D. CARR	7791 Country Club Road North St. Petersburg, Florida 33710
--------------	---

ARTICLE VIII
OFFICERS

A. The affairs of the Corporation are to be administered under the direction by the Board of Directors by a President, a Vice President, a Secretary/Treasurer, and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Corporation as provided in the By-Laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of the members are as follows:

ARTHUR G. BEETLE	as President
ROBERT R. WEDDING	as Vice President
JOHN D. CARR	as Secretary/Treasurer

ARTICLE IX
DIRECTORS

A. The affairs of the Corporation shall be managed by a Board of Directors. The initial Board of Directors of the Corporation shall consist of three (3) members. The names and addresses of the persons who are to serve as the initial Directors of the Corporation until the first election of their successors as provided for in the By-Laws are as follows:

ARTHUR G. BEETLE	7791 Country Club Road North St. Petersburg, Florida 33710
ROBERT R. WEDDING	7791 Country Club Road North St. Petersburg, Florida 33710
JOHN D. CARR	7791 Country Club Road North St. Petersburg, Florida 33710

ARTICLE X
BY-LAWS

A. The initial By-Laws of the Corporation shall be adopted by the original Board of Directors and thereafter the By-Laws of the Corporation shall be made, altered, or rescinded by the members of the Corporation in the manner set forth in the By-Laws.

ARTICLE XI
AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended, from time to time, by the assent of seventy-five (75%) percent of the aggregate of class A votes and Class B votes outstanding and duly qualified to vote at the time such amendment is made. Such amendment shall be proposed by a majority of the Board of Directors or by a written resolution executed by not less than a majority of Class A voting members and Class B voting members.

ARTICLE XII
DISSOLUTION

A. The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

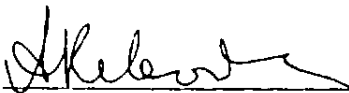
ARTICLE XIII
INDEMNIFICATION

A. The Association shall indemnify every officer and director and every former officer and director to the full extent permitted by law.

ARTICLE XIV
FHIA/VA APPROVAL

A. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution, and amendment of these Articles.

IN WITNESS HEREOF, for the purposes of Restating the Articles of Incorporation of this Corporation under the laws of the State of Florida, we, the undersigned present officers of Townhouses at Buttonwood Homeowners Association, Inc., constituting the entire Board of Directors of this Association, hereby Execute these Restated Articles of Incorporation this 26th day of Feb, 2019 gsb



Antonia Rebrina, President



Erin Joyner, Vice President



Robert Feldner, Treasurer



Angela Wickham, Secretary

STATE OF FLORIDA)

COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized to take acknowledgements in this State and County aforesaid, personally appeared ANTONIA REBRINA, ERIN JOYNER, ROBERT FELDNER, and ANGELA WICKHAM, to me known to me to be the current Officers of the Townhouses at Buttonwood Homeowners Association, Inc., and who acknowledged before me that they have Executed and Restated these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above, this 26
day of Feb., 2019 ^{SB}

Shekila Barber
NOTARY PUBLIC
State of Florida

