

NO 20000002526

Requester's Name

S & S DEVELOPERS  
11310 N NEBRASKA AVE.  
TAMPA, FL 33612

Phone #

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_  
(Corporation Name) (Document #)

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**NEW FILINGS**

- ☐ Profit
- ☐ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

**OTHER FILINGS**

- ☐ Annual Report
- ☐ Fictitious Name

**AMENDMENTS**

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

**REGISTRATION/QUALIFICATION**

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

02 APR -5 AM 9:46

FILED

W-8840

Examiner's Initials



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

March 29, 2002

S & S DEVELOPERS  
11310 N NEBRASKA AVE  
TAMPA, FL 33612

SUBJECT: EASTSHORE PALMS HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W02000008840

We have received your document for EASTSHORE PALMS HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

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

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6931.

Becky McKnight  
Document Specialist  
New Filing Section

Letter Number: 302A00018783

**ARTICLES OF INCORPORATION**  
**OF**  
**EASTSHORE PALMS HOMEOWNERS ASSOCIATION INC.**  
**A Florida Corporation Not For Profit**

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the department of the State of Florida these articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I**  
**NAME**

The name of this corporation is Eastshore Palms Homeowners Association, Inc., a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

**ARTICLE II**  
**OFFICE AND REGISTERED AGENT**

This Association's registered office is 11310 N. Nebraska Ave.  
Tampa, Florida 33612 Hillsborough County, Florida, and its registered agent is Niles Steckbauer who maintains a business office at 11310 N. Nebraska Ave. Tampa, Florida 33612. Both this association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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### **ARTICLE III**

#### **PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purpose for which it is formed are to provide for the maintenance of Storm water facilities, internal lighting and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida.

### **ARTICLE IV**

#### **POWERS**

Without limitation this Association is empowered to:

- (a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association 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 Public Records of Hillsborough County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full, including the maintenance and operation of the surface water management system;
- (b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and

otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs. The Association shall operate and maintain the surface water management system as permitted by the Southwest Florida Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.

- (c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration, for the purpose expressed therein including the operation and maintenance of the surface water management system; and to use expend the proceeds of assessments in the exercise of its powers and duties hereunder.
- (d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitations, all licenses, taxes, or other governmental charges levied or imposed against this association's property.
- (e) Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in, or otherwise transfer any or all of its property as security for money borrowed, debt incurred, or any of its other obligations.
- (f) Dedications. With the approval of three-fourth of the members, dedicate, sell or transfer all or any part of its property to nay public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.

- (g) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.
- (h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Corporate Property, and members' responsibilities, consistent with the rights and duties established by the Declaration and these Articles.
- (i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied for the existence of any right, power, or privileges so granted, or granted by the Declaration or these articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.
- (j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

## **ARTICLE V**

### **MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all

other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

## **ARTICLE VI VOTING RIGHTS**

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration), and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B member shall be the Declarant, and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier:

- (a) when the total votes outstanding on the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on the anniversary date five years from the date when the first Lot is conveyed to an individual purchaser.

## **ARTICLE VII BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but all times it must be an odd number of three or more but not to exceed five (5). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meetings, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even of less than a quorum. Any Directors may succeed himself in office. All Directors will be elected by secret written ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the person who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Names: Niles Steckbauer, President/ Director  
Walter B. Stewart, Vice President/Director  
Cathy Stewart, Secretary/Treasurer/Director  
Address: 11310 N. Nebraska Ave.  
Tampa, FL 33612

## **ARTICLE VIII**

### **INCORPORATOR**

The name and residence of the incorporator is :



NAME: Niles Steckbauer  
ADDRESS: 11310 N Nebraska Ave.  
Tampa, Florida 33612

## **ARTICLE IX**

### **DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any similar nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets inure to the benefit of any member or other private individual.

## **ARTICLE X**

### **DURATION**

This Association exists perpetually.

## **ARTICLE XI**

### **BY-LAWS**

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of seventy-five percent (75%) of each class of members, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

## **ARTILCE XII**

### **AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five percent (75%) of the entire membership, except as to those provisions for amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such amendments.

## **ATRICLE XIII**

### **INTERPRETATION**

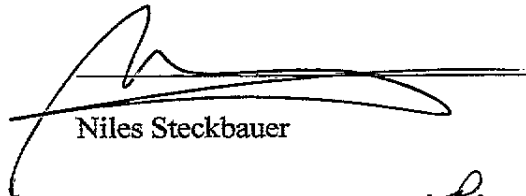
Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitations, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

## ARTICLE XIV

### FHA/VA APPROVAL

As long 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, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned constituting the incorporator of this Association, have executed these Articles of Incorporation this 20th day of March, 2002

  
Niles Steckbauer

*Personally  
Known*

*Witness in  
Hillsborough  
Co.*





Shirley J. Barr  
Commission # DD 029409  
Expires May 28, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

**ADDENDUM TO**  
**ARTICLES OF INCORPORATION OF**  
**EASTSHORE PALMS HOMEOWNERS ASSOCIATION , INC.**



The Principal Office of and mailing address of the above corporation is  
11310 N. Nebraska Ave., Tampa Florida 33612.



**ACCEPTANCE OF DESIGNATION AS**  
**REGISTERED AGENT**

I , Niles Steckbauer , hereby acknowledge and accept the duties and  
responsibilities as Registered Agent for **EASTSHORE PALMS**  
**HOMEOWNERS ASSOCIATION , INC. .** My address is 11310 N.  
Nebraska Ave. , Tampa Florida 33612.

SIGNED AND SWORN THIS 20<sup>TH</sup> DAY OF MARCH ,2002.

  
NILES STECKBAUER, REGISTERED AGT., EASTSHORE PALMS HOA

  
  
Shirley J. Barry  
Commission # DD 029409  
Expires May 28, 2005  
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**SECRETARY OF STATE**  
**TALLAHASSEE, FLORIDA**