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Division of Corporations

PORGES, HAMLIN, KNOWLES & PROUTY

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**NO 3990005981**

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**FLORIDA NON-PROFIT CORPORATION**  
**EAGLES TRACE HOMEOWNERS ASSOCIATION, INC.**

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ARTICLES OF INCORPORATION  
OF  
EAGLES TRACE HOMEOWNERS ASSOCIATION, INC.  
A Corporation Not For Profit

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The undersigned hereby forms a corporation, not-for-profit, under Chapter 617, Florida Statutes and certifies as follows:

ARTICLE I  
NAME

The name of this corporation shall be "EAGLES TRACE HOMEOWNERS ASSOCIATION, INC." For convenience, the corporation shall herein be referred to as the "ASSOCIATION."

The address of the corporation's principal office is 916 Indian Beach Dr., Sarasota, FL 34234.

ARTICLE II  
PURPOSE

2.1. Purpose. The purpose for which the ASSOCIATION is organized is to provide an entity for the maintenance, preservation, management and architectural control of the LOTS and ASSOCIATION PROPERTY located within EAGLES TRACE HOMEOWNERS ASSOCIATION, INC., a residential development located in an unincorporated area of Manatee County, Florida, same to be in accordance with the "Declaration of Covenants, Conditions, Easements and Restrictions of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC., herein called the "DECLARATION", which is to be recorded in the Public Records of Manatee County, Florida, as same may be amended. The ASSOCIATION shall have the further purpose of promoting the health, safety and welfare of the OWNERS and occupants of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. consistent with the DECLARATION, these ARTICLES and the BY-LAWS of the ASSOCIATION of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC.

ARTICLE III  
POWERS

3.1. Common Law and Statutory Powers. The ASSOCIATION shall have all of the common law and statutory powers of a corporation not-for-profit not in conflict with these ARTICLES or the DECLARATION.

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3.2. Specific Powers. The ASSOCIATION shall have all of the powers and duties set forth in the DECLARATION, as amended from time to time, except as validly limited by these ARTICLES and by said DECLARATION, and all of the powers and duties reasonably necessary to own and operate the ASSOCIATION PROPERTY of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. pursuant to said DECLARATION and to perform the maintenance, administrative, managerial and other functions for EAGLES TRACE HOMEOWNERS ASSOCIATION, INC., as provided in said DECLARATION, as they may be amended from time to time, including, but not limited to, the following:

A. To enforce the provisions of the DECLARATION, these ARTICLES and the BY-LAWS of this ASSOCIATION by appropriate means and carry out the obligations of the ASSOCIATION under the DECLARATION.

B. To make and collect assessments against MEMBERS as LOT OWNERS to defray the cost of the COMMON EXPENSES of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. as provided in the DECLARATION.

C. To use the proceeds of assessments in the exercise of its powers and duties.

D. To accept, hold title to, own, purchase, acquire, replace, improve, manage, maintain and administer the use of the ASSOCIATION PROPERTY of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. in accordance with the DECLARATION.

E. To purchase insurance upon the ASSOCIATION PROPERTY and for the protection of the ASSOCIATION and its MEMBERS.

F. To reconstruct the improvements of the ASSOCIATION PROPERTY after casualties and further to improve the ASSOCIATION PROPERTY in accordance with the DECLARATION.

G. To adopt and amend reasonable rules and regulations respecting the use of the ASSOCIATION PROPERTY in accordance with the DECLARATION.

H. To enforce, by legal means, the provisions of the DECLARATION, the BY-LAWS of the ASSOCIATION, and regulations duly adopted by the ASSOCIATION.

I. To furnish or otherwise provide for private security, fire protection or such other services as the BOARD, in its discretion, determines necessary or appropriate.

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J. To pay any real and personal taxes and other charges assessed against the ASSOCIATION PROPERTY unless same are separately assessed to the OWNERS.

K. To obtain all required utility and other services for the ASSOCIATION PROPERTY.

L. To maintain architectural control over EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. in accordance with the DECLARATION.

M. To negotiate and contract for such materials and services for the benefit of all or any part of the LOT OWNERS who may subscribe to or elect to accept such materials or services as agent on behalf thereof, in accordance with the DECLARATION.

N. To borrow money and to pledge assets of the ASSOCIATION as security therefor pursuant to the DECLARATION.

O. To employ personnel for reasonable compensation to perform the services required for the proper carrying out of the ASSOCIATION responsibilities.

P. To prepare and maintain such parts of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. as may be provided in the DECLARATION.

Q. To exercise such further authority as may be reasonably necessary to carry out each and every one of the obligations of the ASSOCIATION set forth in the DECLARATION, these ARTICLES or the BY-LAWS, including any right or power reasonably to be inferred from the existence of any other right, power, duty, or obligation given to the ASSOCIATION, or reasonably necessary to effectuate its obligation under the DECLARATION.

R. To the extent required by the DECLARATION, to operate and maintain a stormwater management system and a stormwater discharge facility as exempted or permitted by the Southwest Florida Water Management District. Should this ASSOCIATION be dissolved, any stormwater management system and discharge facility shall be maintained by an entity approved by the Southwest Florida Water Management District.

S. To enter into one or more contracts for the management of the ASSOCIATION, the ASSOCIATION PROPERTY and any part thereof.

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3.3. Assets Held in Trust. All funds and the title of all properties acquired by the ASSOCIATION and the proceeds thereof shall be held in trust for the MEMBERS, in accordance with the Provisions of the DECLARATION, these ARTICLES and the By-Laws of the ASSOCIATION.

3.4. Limitation on Exercise of Power. The powers of the ASSOCIATION shall be subject to and shall be exercised in accordance with the provisions of the laws of the state of Florida, the DECLARATION, these ARTICLES and the BY-LAWS of the ASSOCIATION.

#### ARTICLE IV MEMBERS

4.1. Members. The MEMBERS of the ASSOCIATION shall consist of the Declarant, McLeod Development, Inc., a Florida limited partnership, and his assigns, as the Declarant Member, until such time as the Declarant Membership is terminated and converted to Regular Membership as provided by the terms of the DECLARATION and all of the record OWNERS of LOTS in EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. subject to the DECLARATION and operated hereby.

4.2. Change of Membership. Change of membership in the ASSOCIATION shall be established by the recording in the Public Records of Manatee County, Florida, of a deed or other instrument establishing a change of record title to a LOT in EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. The OWNER designated in such instrument shall there upon become a MEMBER of the ASSOCIATION and the membership of the prior OWNER shall thereupon be terminated, as provided in the BY-LAWS.

4.3. Limitation on a Transfer of Shares or Assets. The share of a MEMBER in the funds and assets of the ASSOCIATION cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the MEMBER'S LOT.

4.4. Voting. The OWNER of each LOT shall be entitled to one vote as a MEMBER of the ASSOCIATION provided, however, that the DECLARANT shall be entitled to the number of votes as provided in the DECLARATION. The manner of exercising voting rights shall be determined by the BY-LAWS of the ASSOCIATION. OWNERS owning more than one LOT shall be entitled to one vote for each LOT owned. Voting rights shall be subject to such provisions for delegation of voting rights and the granting of irrevocable proxies as may be provided in the DECLARATION and the BY-LAWS.

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**ARTICLE V**  
**DIRECTORS**

5.1. **Board of Directors.** The affairs of the ASSOCIATION shall be managed by a BOARD consisting of such number of MEMBERS as may be determined from time to time in accordance with the DECLARATION and the BY-LAWS. In no event shall the BOARD consist of fewer than three (3) Directors and not more than five (5). Directors need not be MEMBERS of the ASSOCIATION, except as otherwise provided.

5.2. **Election of Directors.** Directors of the ASSOCIATION shall be elected at the annual meeting of the MEMBERS, in the manner provided by the BY-LAWS. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BY-LAWS.

5.3. **First Board of Directors.** The names and addresses of the initial Board of Directors, who have been selected by the DECLARANT and who shall serve until their successors are elected and have qualified, or until they resign or are removed, are as follows: Richard E. McLeod, Jr., Anne McLeod and Timothy A. Knowles.

The initial Directors designated by Richard E. McLeod, Jr., President of McLeod Development, Inc., a Florida corporation, the DECLARANT named in the DECLARATION, and any Directors subsequently designated or appointed or elected by DECLARANT in accordance with the terms of the DECLARATION, need not be MEMBERS of the ASSOCIATION.

**ARTICLE VI**  
**OFFICERS**

6.1. **Officers.** The affairs of the ASSOCIATION shall be administered by a President, Vice President, Secretary, Treasurer and such other officers as may from time to time be created by the BOARD as permitted by the BY-LAWS. Officers shall be elected by the BOARD at its first meeting following the annual meeting of the ASSOCIATION and shall serve at the pleasure of the BOARD. Offices may be combined as provided in the BY-LAWS. The names and addresses of the officers who shall serve until their successors are designated by the BOARD are as follows:

President	Richard E. McLeod, Jr.
Vice President	Anne McLeod
Secretary	Timothy A. Knowles

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Treasurer

Richard E. McLeod, Jr.

## ARTICLE VII INDEMNIFICATION

7.1. Indemnification. Every director and every officer of the ASSOCIATION shall be indemnified by the ASSOCIATION against all expenses and liabilities, including legal fees, reasonably incurred by, or imposed upon him in connection with any proceeding or the 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 and wanton misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification shall apply only when the BOARD approves such settlement and reimbursement as being for 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 such Director or officer may be entitled.

7.2. Insurance. The BOARD of the ASSOCIATION may 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 MEMBERS of the ASSOCIATION as part of the common expenses.

## ARTICLE VIII BY-LAWS

8.1. By-Laws. The first BY-LAWS of the ASSOCIATION shall be adopted by the BOARD and may be altered, amended or rescinded by a majority of the BOARD, except as otherwise may be provided by the BY-LAWS and the DECLARATION.

## ARTICLE IX AMENDMENTS

9.1. Amendments. In addition to any amendments to these ARTICLES made by the DECLARANT pursuant to rights or powers reserved by the DECLARANT in the DECLARATION, these ARTICLES may be altered, amended or modified upon the affirmative vote of the MEMBERS owning sixty-six percent (66%) of the LOTS in EAGLES TRACE HOMEOWNERS ASSOCIATION, INC. Amendments may be proposed by the DECLARANT so long as it owns any LOTS in the Subdivision by resolution of the BOARD, or by the MEMBERS owning ten percent (10%) of the LOTS in EAGLES TRACE

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HOMEOWNERS ASSOCIATION, INC. Provided, however, that no amendment affecting the DECLARANT, or its successors or assigns as the DECLARANT of EAGLES TRACE HOMEOWNERS ASSOCIATION, INC., as defined in the DECLARATION, shall be effective without the prior written consent of the DECLARANT, its successors or assigns as such DECLARANT. Provided, further that no amendment shall make any change in the qualification for membership nor the voting rights of MEMBERS without the approval of all MEMBERS. No amendment shall be made which is in conflict with DECLARATION.

**ARTICLE X**  
**EXISTENCE**

The term of the ASSOCIATION shall be perpetual.

**ARTICLE XI**  
**INCORPORATOR**

The name and address of the incorporator executing these ARTICLES is as follows:

Timothy A. Knowles  
1205 Manatee Ave. West  
Bradenton, Florida, 34205

**ARTICLE XII**  
**REGISTERED AGENT**

The ASSOCIATION hereby appoints Timothy A. Knowles, whose mailing address is 1205 Manatee Ave. W., Bradenton, FL 34205, as its Registered Agent under the laws of Florida. By affixing his signature hereto, Timothy A. Knowles does hereby accept said designation and appointment, and the registered office of the ASSOCIATION shall be at 1205 Manatee Ave. W., Bradenton, FL 34205.

**ARTICLE XIII**  
**DEFINITIONS**

13.1. Terms used herein and in the Bylaws shall have the definitions and meanings thereof set forth in the Declaration, unless the context shall otherwise require.



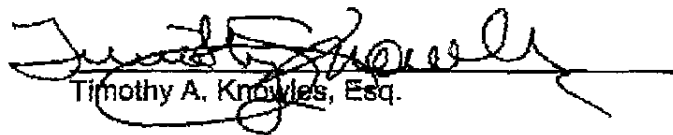
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IN WITNESS WHEREOF, the Subscriber has caused this document to be executed in his name this 14<sup>th</sup> day of July, 2003.

  
Timothy A. Knowles, Esq.

ACCEPTANCE BY REGISTERED AGENT

The undersigned, Timothy A. Knowles, hereby accepts designation as Registered Agent and Resident Agent of the foregoing corporation.

Dated this 14<sup>th</sup> day of July, 2003.

  
Timothy A. Knowles, Registered Agent