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*[Handwritten mark]*

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**A Partnership of Professional Associations**

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August 14, 2003

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

RE: Westchester of Countryside Neighborhood Association, Inc.

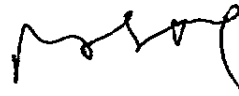
Dear Sir/Madam:

Enclosed herewith is the original and one (1) copy of the Articles of Incorporation and a check in the amount of \$78.75 to cover the filing fee and have a certified copy returned to me. Please return same to me at your earliest convenience in the self addressed, stamped envelope.

If you have any questions, please feel free to contact me at the above-listed number.

Sincerely yours,

ROBERT L. TANKEL, P.A.



Robert L. Tankel

RLT/wb  
Enclosure(s)

**ARTICLES OF INCORPORATION**  
**OF**  
**WESTCHESTER OF COUNTRYSIDE NEIGHBORHOOD ASSOCIATION, INC.**

**FILED**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statutes 617 and 720, the undersigned, who is a resident of the State of Florida, and is of full age, has this day executed these presents for the purpose of forming a corporation not-for-profit and hereby certifies:

**ARTICLE I**

**NAME**

The name of the corporation is WESTCHESTER OF COUNTRYSIDE NEIGHBORHOOD ASSOCIATION, INC., hereafter called the "Association".

**ARTICLE II**

**ADDRESS**

The principal office of the Association is located at 2760 Sea Pines Circle East, Clearwater, Florida 33761.

**ARTICLE III**

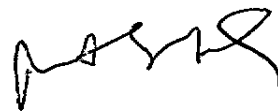
**REGISTERED AGENT**

Robert L. Tankel, whose address is 1022 Main Street, Suite D, Dunedin, Florida 34698, is hereby appointed the initial registered agent of this Association.

I HEREBY AM FAMILIAR WITH AND ACCEPT THE DUTIES AND RESPONSIBILITIES OF THE REGISTERED AGENT.

Agency Accepted:

By: \_\_\_\_\_



Robert L. Tankel

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate monetary gain or profit to the members thereof, and the specific purposes for which it is formed are to assist the members in enforcing the Restrictions of Westchester of Countryside ("Restrictions") as recorded at Book 4041 at Page 568 of the Official Records of Pinellas County, Florida, as well as any Supplemental Restrictions that may be recorded hereafter and recorded among the Public Records 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 for this purpose to; if authorized by individual members:

(a) fix, levy, collect and enforce payment by any lawful means, all charges or Dues; 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;

(b) have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

**ARTICLE V**

**MEMBERSHIP**

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot contained within the Plat of Westchester of Countryside recorded at Plat Book 70, Pages 44-45 of

the Official Records of Pinellas County, Florida, is eligible for membership. Mandatory members shall be those persons who agree in writing to be bound by a set of covenants to be recorded in the Official Records and shall pay such charges incident to membership as set forth therein. Voluntary Members shall be those Owners who elect to pay such dues as set by the Board from time to time, on a yearly basis.

#### **ARTICLE VI**

#### **VOTING RIGHTS**

When more than one (1) 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 (1) vote be cast with respect to any Lot. Votes to be taken by voluntary members or mandatory members that affect only those parties affected shall be designated accordingly.

#### **ARTICLE VII**

#### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors initially composed of six (6) Directors, who must be members of the Association. Directors will be elected by the Members in the manner prescribed in the By-Laws. The number of Directors may be changed by the Board from time to time, but no such change shall operate to shorten the term of office of any director, and shall never be less than three (3) nor more than nine (9). The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

<u>Name</u>	<u>Address</u>
Bud Elias	2760 Sea Pines Circle East Clearwater, Florida 33761
Francois Petot	2780 Westchester Drive South Clearwater, Florida 33761
Cheryl Parker	2693 Westchester Drive North Clearwater, Florida 33761
Lucy Sasscer	2721 Westchester Drive South Clearwater, Florida 33761
Robert Bentz	2872 Sea Pines Circle West Clearwater, Florida 33761
John Kane	2784 Westchester Drive North Clearwater, Florida 33761
Jo Shortill	2745 Westchester Drive South Clearwater, Florida 33761

## ARTICLE VIII

### OFFICERS

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the members of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
-------------	----------------

Bud Elias, President	2760 Sea Pines Circle East Clearwater, Florida 33761
Cheryl Parker, Vice President	2693 Westchester Drive North Clearwater, Florida 33761
Lucy Sasscer, Secretary	2721 Westchester Drive South Clearwater, Florida 33761
John Kane, Treasurer	2872 Sea Pines Circle West Clearwater, Florida 33761

## **ARTICLE IX**

### **BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

## **ARTICLE X**

### **INDEMNIFICATION**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part or to 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. 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.

**ARTICLE XI**

**DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than ninety percent (90%) 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 XII**

**DURATION**

The corporation shall exist perpetually.

**ARTICLE XIII**

**AMENDMENTS**

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

**ARTICLE XIV**

**SUBSCRIBER**

The name and address of the subscriber of these Articles of Incorporation is as follows:



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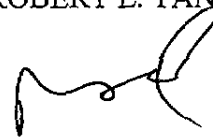
<u>Name</u>	<u>Address</u>
Robert L. Tankel	1022 Main Street, Suite D Dunedin, Florida 34698

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscriber of this Association, has caused these Articles of Incorporation to be executed this 1 day of March, 2003.

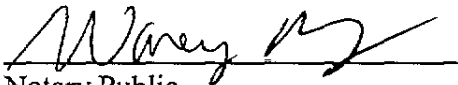
ROBERT L. TANKEL



By: \_\_\_\_\_  
ROBERT L. TANKEL  
1022 Main Street, Suite D  
Dunedin, Florida 34698

STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2003, by ROBERT L. TANKEL. He is personally known to me and did not take an oath.

  
\_\_\_\_\_  
Notary Public  
Print Name: Wavey Bates

My Commission Expires:



Wavey Bates  
Commission # DD 021461  
Expires June 9, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.