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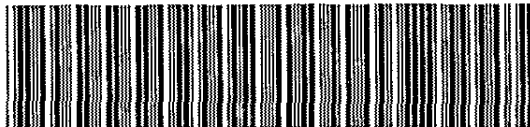
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SECTION 1  
TALLAHASSEE, FLORIDA

04 FEB 23 AM 10:55

FILED

## TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: FLORIDA NATURIST PARK, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: WILLIAM R MARTIN  
Name (Printed or typed)

1662 QUAIL LAKE DR  
Address

Venice FL 34293  
City, State & Zip

941-408-0678 941-544-0621  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

ARTICLES OF INCORPORATION

OF

FLORIDA NATURIST PARK, INC.

FILED

04 FEB 23 AM 10:55

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of chapter 617 and Chapter 720, Florida Statutes.

ARTICLE I

NAME

The name of this Corporation, shall be FLORIDA NATURIST PARK, INC. (The "Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located c/o Continuing Care, Inc., 1662 Quail Lake Drive, Venice, FL 34293.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Association shall be located at Continuing Care, Inc., 1662 Quail Lake Drive, Venice, FL 34293 and the initial registered agent of the Association shall be William R. Martin. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members (the "Members"). The specific purposes for which the Association is formed are to provide for maintenance, preservation, architectural and use of the property submitted in its jurisdiction pursuant to the Declaration (the "Property") and for all other social and community related purposes benefitting the Members including the preservation and use of the property as a Naturist community which requires of its members an adherence to and practice of social nudism in accordance with standards of the American Association for Nude Recreation, Inc. (A Florida Corporation), The Naturist Society (a Wisconsin corporation), and Continuing Care, Inc., (a Florida not for profit religious corporation).

The corporation is being formed to promote the health, safety and welfare of the existing and future owners of parcels withing the property and for the purpose to:

1. Exercise all of the powers, enforcement rights 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 for Natura (previously Florida Naturist Park) applicable to the Property and to be recorded in the public records of Pasco County, FL as the same may be amended from time to time. The powers do not

include the operation of the Naturist facilities, beaches, lakes or any properties aside from the roads, gates and similar incidental areas which may be dedicated to or leased to the Association from the Developer or Declarant.

2. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the Declaration of Covenants, Conditions and Restrictions for the Florida Naturist Park and Natura, Conditions and Restrictions (the "Declaration"), applicable to the Property and to be recorded in the public records of Pasco County, Florida, as the same may be amended from time to time; the Deed restrictions in each deed requiring membership in the Florida Naturist Park and the Deed restrictions prohibiting sale or use of the lands to any other than a member of the Florida Naturist Park and related restrictions, and in accordance with the Supreme Court Decision of the State of Colorado known as Evergreen Highlands Association, Petitioner, v. Robert A. West, Respondent, No 02SC242 dated June 16, 2003.
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, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property.
6. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida may now or hereafter have or exercise.
7. By the filing of these corporate documents, the equitable owner and developer of the Florida Naturist Park, (Continuing Care, Inc.) who is also the "Declarant" conveys and assigns to this "association" the rights, privileges and obligations to enforce the Deed restrictions and covenants and to issue membership certificates on all properties while reserving to itself the additional right to enforce deed restrictions. All new members must agree to the Covenants before they may become members or purchase property within the Florida Naturist Park and the properties described in the Declaration of Covenants including approximately 240 acres (MOL) showing up in the tax records of Pasco County as identified in 33-24-17 and various subdivisions, block and lot numbers which lands have been owned in 2003 by the Naturist Religious Society, Inc., (33-24-17-0000-00100-0000, 33-24-17-0000-0020-0000 and all such properties in 33-24-17 in Subdivisions 0000, Blocks 00100, Block 00200 which includes all of the lots within the unrecorded plat of the Florida Naturist Park, Block 01100, Block 01500 the Richard Wynn Trust (33-24-17-0000-01500-0000). Membership is mandatory in the Florida Naturist Park pursuant to the Deed Restrictions in all Deeds (except one) and thus mandatory in this as the successor to the Florida Naturist Park.

#### ARTICLE V

#### MEMBERSHIP

Continuing Care, Inc, (the "Declarant"), T & T Management, Inc., and Karl Thomas and every person or entity who is a record owner of an interest in any Lot or portion of the Property which is subject to the Declaration and/or is required to be a member of the Florida Naturist Park by Deed restriction and has paid such membership fees, and assessment by the Association, including contract sellers, shall be a Member. The Association shall take legal action against any persons acquiring, selling, renting, leasing or otherwise using property in violation of the existing deed restrictions after giving reasonable (but not more than 30 days notice). The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an

obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or portion of the Property.

Membership, and the sale and use of the lots is specifically restricted to persons and families who accept and practice social nudism. Membership and ownership will be denied to all persons not complying with the accepted standards for social nudism as outlined in the By-laws or standards. Persons owning or acquiring title to any lands who are not members must dispose of their property within one year after title may be transferred/conveyed by inheritance or otherwise unless they become members of the Association. The Association shall charge a fee of \$500.00 to cover the cost of a comprehensive investigation of all persons wishing to become members and no one shall be admitted as a member or allowed to use or occupy the lands or lots who has been convicted of a felony under the laws of any State or who is on an official sexual offenders list unless the Board of Directors, after hearing, votes by a minimum of 75% to allow said member and determines that the person is not a high risk among naturists and children. There shall be absolutely no test or qualification, or discrimination based on race, nationality, religion, politics, disability, or any other basis so long as the person accepts and practices social nudism in conformance with the standards set forth and would otherwise qualify for membership in an approved National association or International Association of Family oriented Naturists as determined by the Board of Directors.

#### ARTICLE VI

#### VOTING RIGHTS

The Association shall have two classes of voting membership:

1. Class A: Class A Members shall be all Owners of improved or unimproved Residential Lots conveyed by the original developer Ward Gulvin et al or Naturist Religious Society, Inc. or who have subsequently purchased lots by resale and have become or will become members of the Florida Naturist Park or Natura. Initially, all lots held by the Declarant (Continuing Care, Inc. or the Naturist Religious Society, Inc) T & T Management, Inc., Karl Thomas, or any agent acquiring properties for the benefit of the above named parties shall be Class B Members. Class A members shall be allocated one vote for each improved or unimproved Residential lot in which they hold the interest required for membership pursuant to this declaration (except for those held by Continuing Care, Inc., T & T Management, Inc., Karl Thomas or their agents who are Class B Members). Lots which have been officially merged will be counted as one lot. By the By-laws the Board of Directors may change the voting allocation to provide for voting rights based on acreage to provide that lots which are double or larger the average original lot size shall be entitled to proportional voting.
2. Class B: The Class B members shall be the Declarant (Continuing Care, Inc.) , T & T Management, Inc., Karl Thomas, or their specifically designated (in writing) successor, successors or assigns. The Class B members shall be allocated a number of votes equal to three votes for each lot owned by the Class B members and held for resale or lease but not less than three times the number of Class A members (votes) at any time on lots owned by the Class A members while being held for sale or lease and three votes for each acre of undeveloped land. Any lots or areas designed for Recreational Vehicles shall be entitled to one vote for each Recreational Spot approved. Any hotel, motel, or guest housing shall be entitled to one vote for each unit upon the issuance of a Certificate of Occupancy and votes for acreage shall be removed. Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier at which time all lots, Recreational vehicle lots, hotel or motel units shall be entitled to one vote and undeveloped land shall be entitled to three votes per acre. The Board of Directors shall specify how any commercial or other areas to be developed in the Florida Naturist Park or Natura should be counted consistent with the Florida statutes.
  - a. Upon voluntary conversion to Class A membership by Declarant.

b. When ninety percent (90%) of the maximum number of improved lots allowed for the Property (as amended and supplemented from time to time) have been conveyed to Owners other than the Declarant and its assigns. Until a site plan is approved, unimproved land shall be entitled to three votes per acre in according to the Master Zoning or Comprehensive plan for the are which allows three units per acre. Should the density or zoning be increased, the votes for undeveloped acreage shall be increased to the maximum allowed for the zoning classification.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of not less than three directors, selected in accordance with the By-laws. The number of directors may be increased from time to time as provided in the Bylaws. Unless changed by the By-laws, the directors shall be elected by a majority vote of the votes cast including Class A and Class B votes. The provisions of FS 720 are incorporated herein. The name and street address of the initial directors of this Association are:

|                        |                       |                  |
|------------------------|-----------------------|------------------|
| William R. Martin      | 1662 Quail Lake Drive | Venice, FL 34293 |
| David Blood            | 13507 Buckley Loop    | Hudson, FL 34669 |
| Allan Fazzon, Chairman | 12314 Gulvin Way      | Hudson, FL 34669 |

Additional members may be elected at the meeting to be held on February 28, 2004.

## **ARTICLE VII**

### **DISSOLUTION**

The association may be dissolved with the written assent signed by not less than two thirds of all members, or as otherwise provided by law. 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. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## **ARTICLE IX**

### **EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE**

This Association shall have an effective date as of its date of filing with the Secretary of State of Florida, and shall have perpetual existence unless soon dissolved according to law.

## **ARTICLE X**

### **AMENDMENT & SEVERABILITY**

Amendments shall require the assent of a majority of the Directors. Should any portion of these Articles be held to be invalid, all others shall remain binding. These Articles merely provide a means to organize and protect the Deed Covenants requiring membership in the Florida Naturist Park.

**ARTICLE XI**

**INCORPORATOR**

The name and street address of the person signing these Articles as Incorporator are:

William R. Martin, Continuing Care, Inc., 1662 Quail Lake Drive, Venice, FL34293

**ARTICLE XII**

**BY-LAWS**

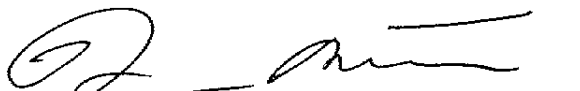
The power to adopt, alter, amend or repeal By-laws shall be vested in the Board.

**ARTICLE XIII**

**INDEMNIFICATION**

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

Dated: February 19 2004

  
William R. Martin

**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE SERVICE OF PROCESS WITHIN FLORIDA  
AND REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

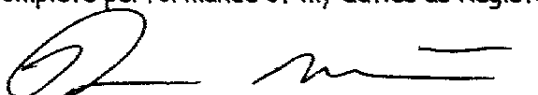
In compliance with Section 48.091, Florida Statutes, the following is submitted:

FLORIDA NATURIST PARK, INC., under the laws of the State of Florida with its registered office at 1662 Quail Lake Drive, Venice, FL 34293 has named and designated William R. Martin as its Registered Agent to accept service of process within the State of Florida.

**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

HAVING BEEN NAMED to accept service of process for the above named corporation, at the pace designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated: February 19 2004.

  
William R. Martin