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04/22/05--01053--001 \*\*78.75

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05 APR 22 PM 1:57

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

REMOVED

05 APR 22 PM 1:12

CLERK OF COURT  
TALLAHASSEE, FLORIDA

CORP DIRECT AGENTS, INC. (formerly CCRS)  
103 N. MERIDIAN STREET, LOWER LEVEL  
TALLAHASSEE, FL 32301  
222-1173

FILING COVER SHEET  
ACCT. #FCA-14

CONTACT: TRICIA TADLOCK  
DATE: 04-21-05  
REF. #: RA0606.37149  
CORP. NAME: BANYANS HOA CORPORATION

<input checked="" type="checkbox"/> ARTICLES OF INCORPORATION (NOT-FOR-PROFIT)	<input type="checkbox"/> ARTICLES OF DISSOLUTION
<input type="checkbox"/> ANNUAL REPORT	<input type="checkbox"/> TRADEMARK/SERVICE MARK
<input type="checkbox"/> FOREIGN QUALIFICATION	<input type="checkbox"/> FICTITIOUS NAME
<input type="checkbox"/> REINSTATEMENT	<input type="checkbox"/> LIMITED PARTNERSHIP
<input type="checkbox"/> CERTIFICATE OF CANCELLATION	<input type="checkbox"/> LIMITED LIABILITY
<input type="checkbox"/> OTHER:	<input type="checkbox"/> WITHDRAWAL

STATE FEES PREPAID WITH CHECK# 512231 FOR \$ 78.75.

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

\_\_\_\_\_ COST LIMIT: \$ \_\_\_\_\_

PLEASE RETURN:

<input checked="" type="checkbox"/> CERTIFIED COPY	<input type="checkbox"/> CERTIFICATE OF GOOD STANDING	<input type="checkbox"/> PLAIN STAMPED COPY
<input type="checkbox"/> CERTIFICATE OF STATUS		

Examiner's Initials

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

April 25, 2005

CORPDIRECT AGENTS INC

SUBJECT: BANYANS HOA CORPORATION  
Ref. Number: W05000020817

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

We have received your document for BANYANS HOA CORPORATION and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

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) 245-6855.

Tammy Hampton  
Document Specialist  
New Filings Section

Letter Number: 605A00028233

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

05 MAY -9 PM 12:16

RECEIVED

**ARTICLES OF INCORPORATION  
OF  
THE BANYANS HOMEOWNERS ASSOCIATION, INC.**

**FILED**

05 APR 22 PM 1:57

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

In accordance with chapter 617, Florida Statutes, the undersigned, being a resident of the State of Florida and of full age, hereby forms a corporation not for profit in accordance with the laws of the State of Florida, and certify as follows:

**ARTICLE I – NAME**

The name of the corporation is THE BANYANS HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association."

**ARTICLE II – PRINCIPAL OFFICE**

The initial principal office of this Association shall be located at 14001 – 63<sup>rd</sup> Way North, Clearwater, Florida 33760, which office may be changed from time to time by action of the Board of Directors.

**ARTICLE III – REGISTERED OFFICE AND AGENT**

The name and street address of the initial registered agent and registered office of the Association shall be CorpDirect Agents, Inc., 103 North Meridian Street, Tallahassee, Florida 32301.

**ARTICLE IV – PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the residents within that certain real property, herein called the "Properties," described in that certain Declaration of Covenants, Conditions, and Restrictions for THE BANYANS, now or hereafter recorded among the Public Records of Pinellas County, Florida, and any amendments or modifications thereof, herein called the "Declaration," relating to the Properties and any additions thereto as may hereafter be brought within the jurisdiction of the Association.

The purpose of the Association shall be to manage and operate The Banyans subdivision and its improvements all in accordance with the Declaration of Covenants, Conditions and Restrictions.

For the foregoing purposes, this Association is empowered 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 the Declaration as the same may be amended from time to time as therein provided;
- (2) Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;
- (3) Acquire, either by gift, purchase or otherwise, and to own, hold, improve, build upon, operate, maintain, convey, sell, lease or transfer, or otherwise dispose of real or personal property, or interests therein in connection with the affairs of this Association;
- (4) Borrow money, and upon two-thirds (2/3) vote 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 this Association's property to any public body or governmental agency or authority, or any public or private utility for such purposes and subject to such conditions as may be agreed to by the members;
- (6) Grant easements as to the Common Area to public and private utility companies and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable, or necessary in connection with the development of the Properties and the providing of utility and other services thereto;
- (7) Participate in mergers and consolidations with other non-profit corporations organized for similar purposes, provided any such merger or consolidation shall have been approved by a two-thirds (2/3) vote of each class of members;
- (8) Adopt, alter, amend, and rescind reasonable rules and regulations from time to time, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;
- (9) Contract for the maintenance and management of the Common Area and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration;
- (10) To adopt such annual budgets as are necessary to carry out the provisions of the Declaration;
- (11) Have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 and 720 Florida Statutes by law may now or hereafter have or exercise.

#### **ARTICLE V – MEMBERSHIP AND VOTING RIGHTS**

- A. This Association shall be a membership corporation without certificates of shares of stock.
- B. Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the Bylaws of the Association.
- C. The share of an owner or a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of such owner's or member's Lot.
- D. Every person or entity who is a record owner of any Lot is entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the Lot.

#### **ARTICLE VI – BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors, which so long as Class B membership exists, shall consist of three (3) directors, and thereafter shall consist of not less than three (3) nor more than nine (9) directors. Directors shall be members of the Association provided, however, that so long as Class B membership shall exist, directors need not be members of the Association. The names and addresses of the persons who are to act in the capacity of directors until their successors are elected and qualified, unless they sooner shall die, resign or be removed, are:

<u>Name</u>	<u>Address</u>
George Lutich	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760
Nicholas V. DelCorso	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760
Wendy S. Dangar	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760

The initial Board of Directors herein designated shall serve until Class B membership has ceased and been converted to Class A membership and until the first annual membership meeting thereafter at which time the members shall elect three (3) directors. Directors elected at the first such annual membership meeting and thereafter shall serve for a period of one year and until their successors have been duly elected and qualified. So long as Class B membership shall exist, any member of the Board of Directors may be removed, with or without cause, but only by the Class B member, and any vacancies occurring on the Board of Directors shall only be filled by appointment by the Class B member.

#### **ARTICLE VII – OFFICERS**

The Association shall be administered by a president, vice president, secretary and treasurer, and such other officers as may be designated in the Bylaws and shall be elected at the time and in the manner prescribed in the Bylaws. Officers need not be members of the Association. The names and addresses of the initial officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Name</u>	<u>Title</u>	<u>Address</u>
George Lutich	President	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760
Nicholas V. DelCorso	Vice President	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760
Wendy S. Dangar	Secretary/ Treasurer	14001 – 63 <sup>rd</sup> Way N., Clearwater, FL 33760

#### **ARTICLE VIII – DISSOLUTION**

The Association shall exist in perpetuity. Provided, however, this Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than two-thirds (2/3) of the votes of each class of members. Upon dissolution of this Association, other than incident to a merger or consolidation, the assets, including the surface water management system, of this Association shall be dedicated to an appropriate public body or 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 organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any member or other private individual.

#### **ARTICLE IX – BYLAWS**

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

#### **ARTICLE X – AMENDMENT OF ARTICLES**

- A. These Articles of Incorporation may be amended, from time to time, as follows:
  - a. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
  - b. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than one-third (1/3) of the voting members of the Association.

- c. Except as elsewhere provided, an amendment shall be adopted if approved by not less than seventy-five percent (75%) of the vote of the voting members duly qualified to vote.
- B. No amendment shall make any change in the qualifications for membership nor the voting rights or property rights of members, without approval in writing by all members and the joinder of all record owners of mortgages upon Lots.
- C. No amendment shall make any change in the rights of the Declarant without the written approval of the Declarant. No amendment shall be made that is in conflict with the Declaration.

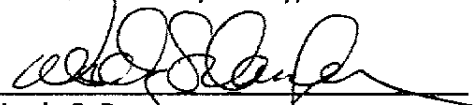
#### ARTICLE XI – INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association to the fullest extent of the law against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed on him in connection with any proceeding or 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. 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 XII – INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results.

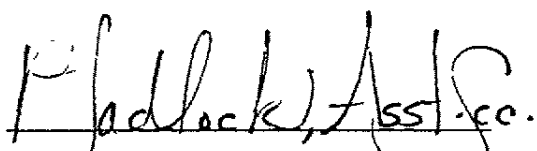
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned has executed these Articles of Incorporation this 4<sup>th</sup> day of May, 2005.

  
Wendy S. Dangar  
Director, Secretary & Treasurer

#### ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for THE BANYANS, at the place designated in these Articles of Incorporation, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of the laws of the State of Florida relative to keeping such open office.

Dated this 9<sup>TH</sup> day of May, 2005.

By:   
Patricia Tadlock, Asst. Sec.  
Registered Agent