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**CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION,**

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

August 22, 2005

FRESE HANSEN

SUBJECT: CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION, INC.  
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OF  
CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION, INC.  
(a corporation not for profit)**

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida, for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

**ARTICLE I  
NAME**

The name of the corporation shall be **CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION, INC.** The corporation shall be hereinafter referred to as the "Association".

**ARTICLE II  
PURPOSE**

The purposes and objects of the Association shall be to administer the operation and management of a condominium to be established by CRANE CREEK DEVELOPERS, LLC, a Florida limited liability company, hereinafter called Developer, the condominium complex to be established in accordance with the laws of the State of Florida upon part or all of the following described property, situate, lying and being in Brevard County, Florida, to-wit:

LOTS 1, 2, 4, AND LOT 3 (EXCEPT THE WEST 61.60 FEET THEREOF), BLOCK 3, ACCORDING TO THE PLAT OF HALLWOOD PLACE, RECORDED IN PLAT BOOK 2, PAGE 33, BREVARD COUNTY, FLORIDA RECORDS, SAID HALLWOOD PLACE BEING A RESUBDIVISION OF LOTS 3 AND 4 OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 37 EAST.

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium which will be recorded in the Public Records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. John's River Water Management District Permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Condominium which relate to the surface water or stormwater management system. The corporation shall be conducted as a non-profit organization for the benefit of its members.

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**ARTICLE III**  
**POWERS**

The corporation shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not for profit as set forth in Chapters 607 and 617, Florida Statutes, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of condominium units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium.

2. Levying and collecting assessments against members of the corporation to defray the common expenses of the condominium as may be provided in the Declaration of Condominium and in the By-Laws of the corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including the condominium units in the condominium, which may be necessary or convenient in the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

3. Maintaining, repairing, replacing, operating and managing the condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the condominium property.

4. Contracting for the management and maintenance of the condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

5. Enforcing the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the condominium as the same may be hereafter established.

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6. To acquire title to property or otherwise hold, convey, lease, and mortgage association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the board of administration. Except as otherwise permitted in subsections (8) and (9) of Section 718.111, Florida Statutes, and in Section 718.114, Florida Statutes, no association may acquire, convey, lease, or mortgage association real property except in the manner provided in the declaration, and if the declaration does not specify the procedure, then approval of 75 percent of the total voting interests shall be required.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to the Declaration of Condominium.

8. To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the requirements of the applicable St. John's River Water Management District permit and applicable district rules; and to assist in the enforcement of those provisions of the Declaration which relate to the surface water or stormwater management system(s).

9. To levy and collect assessments against members of the corporation for the costs of maintenance and operation of the surface water or stormwater management system.

#### ARTICLE IV MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all condominium units in the condominium shall be members of the corporation, and no other persons or entities shall be entitled to membership, except as provided in Item B of this Article IV.

B. Membership shall be established by the acquisition of fee title to a condominium unit in the condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in all units in the condominium.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his condominium unit. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said By-Laws.

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D. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each condominium unit in the condominium, which vote shall be exercised or cast by the owner or owners of each condominium unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) condominium unit, such member shall be entitled to exercise or cast as many votes as he owns condominium units, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration of Condominium, the membership of the corporation shall be comprised of the subscribers of these Articles, each of which subscribers shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

#### **ARTICLE V** **TERM**

The Corporation shall have perpetual existence. Existence of the Corporation shall commence upon execution of these Articles of Incorporation. The Corporation shall exist in perpetuity. However, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. John's River Water Management District prior to such termination, dissolution or liquidation.

#### **ARTICLE VI** **LOCATION**

The principal office of the Association shall be located at 605 E. Melbourne Avenue, Melbourne, Florida 32901, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Administration.

#### **ARTICLE VII** **DIRECTORS**

The affairs of the corporation shall be managed by the Board of Administration. The number of members of the Board of Administration of the corporation shall be a minimum of three (3) with the exact number determined by a vote of the members. The members of the Board of Administration shall be elected as provided by the By-Laws of the corporation. The Board of Administration shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation. Notwithstanding the foregoing, the first election of directors will be held in accordance with Article VI of the Declaration of Condominium of CRANE CREEK LANDING CONDOMINIUM. Any vacancies in the Board of Administration occurring before the first election will be filled by the remaining directors, unless the vacancy occurs when both the Developer and unit owners other than the Developer are entitled to representation in which event the vacancy shall be filled by an election as provided in rule 61B-23.0021 F.A.C. The first election of director shall be held sixty (60) days from the date of recording of the Declaration of Condominium; thereafter, elections of directors shall be held once a year at the annual membership meeting.

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The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

**JOAN FITZPATRICK**  
315 Chilean Avenue  
Palm Beach, Florida 33480

**WILLIAM TOLLMANN**  
Post Office Box 510758  
Melbourne Beach, Florida 32951

**MARGARET SAVELLI**  
315 Chilean Avenue  
Palm Beach, Florida 33480

**ARTICLE VIII**  
**OFFICERS**

The Board of Administration shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary or Assistant Secretary be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the By-Laws of the corporation. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Administration, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the condominium and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation.

The name and address of the officer who will serve until their successor is designated is as follows:

President:	<b>JOAN FITZPATRICK</b> 315 Chilean Avenue Palm Beach, Florida 33480
Secretary:	<b>JOAN FITZPATRICK</b> 315 Chilean Avenue Palm Beach, Florida 33480
Treasurer:	<b>JOAN FITZPATRICK</b> 315 Chilean Avenue Palm Beach, Florida 33480

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**ARTICLE IX**  
**SUBSCRIBERS**

The subscribers to these Articles of Incorporation is the person herein named.

**ARTICLE X**  
**BY-LAWS**

The original By-Laws of the Corporation shall be adopted by the Board of Administration and thereafter, such By-Laws may be altered or rescinded by the Board of Administration only in such manner as said By-Laws may provide.

**ARTICLE XI**  
**INDEMNIFICATION**

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with 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 corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. 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**  
**AMENDMENTS**

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the corporation acting upon a vote of the majority of the directors, or by the members of the corporation owning a majority of the condominium units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the


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meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning a majority of the condominium units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments which said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. No amendment is valid until it is recorded in the Public Records. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these articles which shall abridge, amend or alter the right of the Developer to designate and select directors of each Board of Administration of the corporation, as provided in Article VII hereof may be adopted or become effective without the prior consent of the Developer.

IN WITNESS WHEREOF, the subscriber has hereunto set his hand and seal this 18<sup>th</sup> day of August, 2005.

  
JOAN FITZPATRICK

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared Joan Fitzpatrick, personally known to me and who being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed on this 18<sup>th</sup> day of August, 2005.

My Commission Expires:



Phyllis I. Pawlik  
My Commission DD300717  
Expires March 16, 2008

  
NOTARY PUBLIC

#### CERTIFICATE OF REGISTERED AGENT

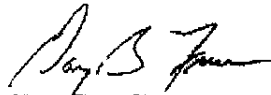
Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

CRANE CREEK LANDING CONDOMINIUM OWNERS ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of Melbourne, Florida, County of Brevard, State of Florida, has named GARY B. FRESE, ESQ. 930 S. Harbor City Blvd., Suite 505, Melbourne, Florida 32901, as its agent to

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accept service of process for the above-stated corporation, at the place designated in this certificate, and he hereby accepts to act in this capacity and agrees to comply with the provisions of said Act relative to keeping open said office.



GARY B. FRESE

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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