

No 60000002454

(Requestor's Name)

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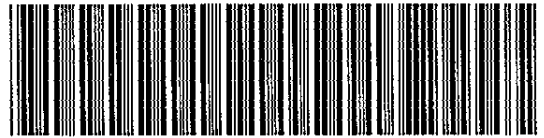
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10-9-06  
W

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Foggy Ridge Commons 6  
Condominium Association, Inc.

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

Name

Date

Time

Walk-In \_\_\_\_\_

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- Art of Inc. File \_\_\_\_\_
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
- Trade/Service Mark \_\_\_\_\_
- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
- Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
- UCC 11 Retrieval \_\_\_\_\_
- Courier \_\_\_\_\_

ARTICLES OF INCORPORATION  
FOGGY RIDGE COMMONS 6 CONDOMINIUM ASSOCIATION, INC.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Association is Foggy Ridge Commons 6 Condominium Association, Inc., and its address is 1022 Main St. Suite D, Dunedin, Florida 34698.

ARTICLE II - PURPOSE

The purposes and objects of the Association are such as are authorized under Chapter 617 and 718 of the Florida Statutes and to provide an entity pursuant to Chapter 718 of the Florida Statutes, to provide for the maintenance, preservation, administration and management of Foggy Ridge Commons 6, a Condominium under the Florida Condominium Act on the day this condominium is created pursuant to a Declaration of Condominium recorded in the office of the Clerk of Circuit Court of Pasco County, Florida.

The Association is organized and operated solely for administrative and managerial purposes. It is not intended that the Association show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If in any taxable year the net income of the Association from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total Common Expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for Common Expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the Association and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each Unit owner will be credited with the portion of any excess that is proportionate to his interest in the Common Elements of the Condominium,

ARTICLE III - POWERS

The powers of the Association shall include and be governed by the following provisions:

- (1) To have and exercise all of, the powers, rights and privileges granted to or conferred upon the Association by the provisions of Chapters 617, Florida Statutes, now in force and to do all the things necessary to carry out its operations as a natural person might or could do.
- (2) To have and exercise any and all rights, privileges and powers as are authorized by Chapter 718, Florida Statutes.
- (3) To exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and In the By-Laws adopted by the Association, as those documents may from time to time be amended.
- (4) To operate and manage a professional condominium and other facilities for the use

and benefit of the individual owners of the condominium parcels as the agent of said owners.

(5) To determine, levy, collect and enforce payment by any lawful means of all assessments for common charges and pay such common charges as the same become due, and to borrow money and pledge its authority to assess as collateral.

(6) To engage the services of a professional corporate management agent and delegate to such agent any of the powers or duties granted to the Association of Unit owners under the Declaration or By-Laws other than the power to engage or discharge such agent; the power to adopt, amend and repeal the provisions thereof, or of the Declaration, By-Laws, or rules and regulations of the Condominium.

(7) All funds and the titles of all properties acquired by this Association and the proceeds thereof shall be held in trust by the owners of the condominium parcels in accordance with the provisions of the Declaration of Condominium and its supporting documents.

(8) To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interest in lands of facilities including, but not limited recreational facilities whether or not contiguous to the lands of the Condominium intended to provide for the enjoyment, recreation or use or benefit of the Unit owners.

(9) To employ personnel to perform the services required for proper operation of the Condominium.

(10) All of the powers of this Association shall be subject to and exercised in accordance with the provisions of the Declaration of Condominium together with its supporting documents which govern the use of the land.

#### ARTICLE IV - MEMBERSHIP

Each Condominium Unit shall have appurtenant thereto a membership in the Association. Which membership shall be held by the person or entity, or in common by the persons or entities owning such Unit, except that no person or entity holding title to a Unit as security for performance of an obligation shall acquire the membership appurtenant to such Unit by virtue of such title ownership. No membership may be severed from the Unit to which it is appurtenant.

Each membership in the Association shall entitle the holder or holders thereof to exercise that proportion of the total Voting power of the Association corresponding to the proportionate undivided interest in the Common Elements appurtenant to the Unit to which such membership corresponds as established in the Declaration.

Developer, as owner of the vacant land upon which the Condominium is being erected, shall be a member of the Association with reference to any and all Condominium Units still

owned by the Developer.

Other persons shall become members of the Association by the recording in the Public Records of Pasco County, Florida of a deed or other Instrument establishing a change of record title to a Condominium parcel and upon the delivery to the Association of a certified copy of such instrument the new owner designated by such instrument shall thereby become a member of the Association and the membership of the prior owner shall at that time be terminated.

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 his Unit.

#### ARTICLE V-DURATION

The Association shall be in existence in Perpetuity unless at sometime in the future the Condominium project which it was formed to serve shall cease to exist. The Association may be terminated by terminating the Condominium in accordance with the conditions as set forth in the Declaration of Condominium,

#### ARTICLE VI-SUBSCRIBER

The names and address of the subscriber of these Articles of Incorporation is:

Robert L. Tankel  
1022 Main St. Suite D  
Dunedin, FL, 34698

#### ARTICLE VII-OFFICERS

The affairs of the Association are to be managed by a President, Vice-president, Secretary and Treasurer (the office of Secretary and Treasurer may be held by one person). Officers will be elected annually in the manner set forth in the By-Laws of the Association. The names of the officers who are to serve until their successors are elected and qualified are as follows;

F. M. Liner, Sr.	President
F. M. Liner, Jr.	Vice President
Mary J. Liner	Secretary/Treasurer

#### ARTICLE VIII-DIRECTORS

(1) The business of the Association shall be conducted by a Board of Administration

of not less than three (3) nor more than five (5) Directors, the exact number of Directors to be fixed by the By-Laws of the Association.

(2) The election of Directors, their removal, or the filling of vacancies on the Board of Administration shall be in accordance with the By-Laws of the Association.

(3) The names and addresses of the first Board of Administration who shall hold office until their successors are elected and have qualified are as follows;

F. M. Liner, Sr. 1022 Main Street, Dunedin, FL 34698

F. M. Liner, Jr. 1022 Main Street, Dunedin, FL 34698

Mary J. Liner 1022 Main Street, Dunedin, FL 34698

#### ARTICLE IX- BY-LAWS

By-Laws regulating the operations of the Association have been made an exhibit to the Declaration of Condominium. The By-Laws may be amended by the first Board of Administration until the first annual meeting of the members. Thereafter the By-Laws shall be amended by the members in the manner set forth in the By-Laws.

#### ARTICLE X- AMENDMENT TO ARTICLES

Amendment to the Articles of Incorporation shall be proposed and adopted in the following manner;

(1) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

(2) A resolution for the adoption of a proposed amendment may be proposed either by the Board or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided,

(a) such approvals must be by not less than 75% of the entire membership of the Board of Administration and by not less than 75% of the votes of the entire membership of the Association, or

(b) by not less than 80% of the votes of the entire membership of the Association.

(3) Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the Condominium. No

amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

#### ARTICLE XI-INITIAL RESIDENT AGENT

The name and address of the initial resident agent of the Association is:

Robert L. Tankel  
1022 Main St. Suite D  
Dunedin FL 34698

Who by his execution hereof accepts such responsibility as Resident Agent of the subject corporation.

Appointment accepted: \_\_\_\_\_



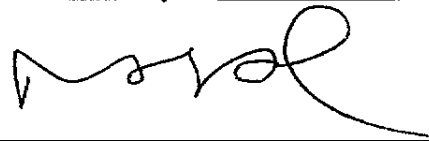
#### ARTICLE XII-INDEMNIFICATION

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 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 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 is being for the best interests of the Association

The foregoing right of Indemnification shall be in addition and not exclusive of all other rights to which such director or officer may be entitled.

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 2 day of March, 2006.

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



**ROBERT L TANKEL**  
1022 Main Street, Dunedin, FL  
34698