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06 MAY 17 AM 11:49

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5/18/06

COVER LETTER

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06 MAY 17 AM 11:49

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

SUBJECT: Marbleside Condominium Association, 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: George K. Rahdert, Esq.
Name (Printed or typed)

535 Central Avenue
Address

St. Petersburg, Florida 33701
City, State & Zip

(727) 823-4191
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 4, 2006

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06 MAY 17 AM 11:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GEORGE K. RAHDERT, ESQUIRE
535 CENTRAL AVENUE
ST. PETERSBURG, FL 33701

SUBJECT: MARBLESIDE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W06000015804

We have received your document for MARBLESIDE CONDOMINIUM ASSOCIATION, INC. 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) 245-6973.

Claretha Golden
Document Specialist
New Filing Section

Letter Number: 106A00022592

**Articles of Incorporation
Marbleside Condominium Association Inc.
Original**

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06 MAY 17 AM 11:49

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

ARTICLES OF INCORPORATION
OF
MARBLESIDE CONDOMINIUM ASSOCIATION, INC.

The undersigned limited liability company, by and under the provisions of statutes and the State of Florida, providing for the formation, liability, rights, privileges, and immunities of a corporation not for profit under Chapter 617 of the Florida Statutes, do hereby declare as follows:

ARTICLE I. NAME OF CORPORATION

The name of this corporation shall be **MARBLESIDE CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the Association)

ARTICLE II. PURPOSES OF THE CORPORATION

The purpose of the Association shall be to operate and manage the affairs and property of the condominium known as Marbleside Condominiums located at 33 6th Street South, St. Petersburg, Florida 33701 (The Condominiums), and to perform each and every act provided in the Declaration of Condominium of the said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE III. PRINCIPAL OFFICE

The initial principle office of the corporation shall be located at 33 6th Street South, St. Petersburg, Florida 33701, with a copy in all instances to the Developer Marbleside L.L.C. having its principle offices at 535 Central Avenue, St. Petersburg Florida. The corporation may change its principle office from time to time as permitted by law.

ARTICLE IV. POWERS

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium. As set forth more particularly in the Declaration of Condominium, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the Condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, and the Association may acquire, convey, lease, and mortgage Association property.

ARTICLE V. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in MARBLESIDE CONDOMINIUMS, which interest is evidenced by a duly recorded proper interest in the Public Records of Pinellas County, Florida, shall be a member of

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TALLAHASSEE, FLORIDA

the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration of Condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

ARTICLE VI. VOTING RIGHTS

The voting rights of each unit shall be determined on an equal fractional basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

ARTICLE VII. INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members except as compensation for services rendered.

ARTICLE VIII. EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

ARTICLE IX. REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 535 Central Avenue, St. Petersburg, Florida, 33701, and the registered agent at such address shall be George Rahdert, Esq.

ARTICLE X. DIRECTORS

The business of the corporation shall be conducted by a board of directors which shall consist of not less than three (3) persons.

The directors will be appointed by a majority vote of unit owners.

ARTICLE XI. INITIAL SUBSCRIBERS

The names and mailing addresses of the initial subscribers and officers of the above designated corporation shall be as follows:

<u>Name</u>	<u>Address</u>
George K. Rahdert (subscriber/ President/Treasurer)	535 Central Avenue St. Petersburg, Florida 33701

Luke Rahdert
(subscriber/Vice President)

535 Central Avenue
St. Petersburg, Florida 33701

Jacob Rahdert
(subscriber/Secretary)

535 Central Avenue
St. Petersburg, Florida 33701

ARTICLE XII. RECALL AND REMOVAL OF OFFICERS

Subject to provisions of the Condominium Act, chapter 718, Florida Statutes and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

ARTICLE XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

All of the officers and directors shall be indemnified by the Association to the extent required by Florida law. The association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XIV. BYLAWS

The first bylaws of the Association shall be adopted by the board of directors and may be altered or rescinded in the manner provided by such Bylaws.

ARTICLE XV. INCORPORATOR

The name and street address of the Incorporator is as follows:

George K. Rahdert

535 Central Avenue
St. Petersburg, Florida 33701

ARTICLE XVI. AMENDMENT

These Articles of Incorporation may be amended as provided by Chapter 617, Florida Statutes; provided however that any such amendment shall be approved by at least fifty-one percent (51%) of the voting interests of the association and by a majority of the board of directors.

IN WITNESS WHEREOF, I, the undersigned subscriber, hereby adopt these Articles of Incorporation, and hereunto set my hand and seal this 11th day of May, 2006

By: [Signature]
George K. Rahdert

By: [Signature]
Luke Rahdert

By: [Signature]
Jacob Rahdert

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 11th day of May, 2006, by George K. Rahdert, Luke Rahdert, and Jacob Rahdert, respectively as President, Vice President, and Secretary of Marbleside Condominium Association, Inc a Florida not-for-profit corporation. They are [☒] personally known to me or has [☐] produced a driver's license as identification. all personally known to me

[Signature]
Notary Public, State of Florida at Large
Lori Avers Burke

My Commission Expires:



Lori Avers Burke
Commission # DD377545
Expires February 6, 2009
Bonded Troy Pain - Insurance, Inc. 800-369-7019


ACCEPTANCE BY REGISTERED AGENT

Having been named as Registered Agent to accept and service of process for the above named Florida not-for-profit corporation at the place designated in this certificate I hereby affirm that I am familiar with the requirements applicable to such officers, and accept the appointment as Registered Agent and agree to act in such capacity.

5/11/06

Date

REGISTERED AGENT


George K. Rahdert, Esq.
535 Central Avenue
St. Petersburg, Florida 33701
(727) 823-4191 (Telephone)
(727) 823-6189 (Fax)

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TALLAHASSEE, FLORIDA