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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**The Arts Maintenance Association, Inc.**

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06/13/2006 JUN 14 2006

Fax Audit No. H06000142913 3

**ARTICLES OF INCORPORATION  
OF  
THE ARTS MAINTENANCE ASSOCIATION, INC.**

The undersigned incorporator, desiring to form a corporation not-for-profit under the Chapter 617 of the laws of the State of Florida, hereby adopts the following Articles of Incorporation ("Articles"):

**Article I  
NAME AND DEFINITIONS**

The name of the corporation shall be **THE ARTS MAINTENANCE ASSOCIATION, INC.**, which is hereinafter referred to as the "Maintenance Association."

The capitalized terms used herein shall have the meanings, if any, given to them in the Declaration of Covenants, Restrictions and Reciprocal Easements recorded or to be recorded in the Public Records of Pinellas County, Florida, as hereafter amended and/or supplemented from time to time (the "Master Covenants") unless the context clearly requires otherwise; provided, however, that the term "Member" shall mean a member of the Maintenance Association as provided herein.

**Article II  
PURPOSES AND POWERS**

The objects and purposes of the Maintenance Association are those objects and purposes as are authorized by the Master Covenants. The further objects and purposes of the Maintenance Association are to preserve the values and amenities of the Units and the Parcels which are now or hereafter developed within the properties which are subject to the Master Covenants (hereinafter referred as the "Properties") and to maintain the Common Areas for the benefit of the Members of the Maintenance Association.

The Maintenance Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation.

The Maintenance Association shall have the power to contract for the management of the Maintenance Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of **Art Village I, LLC**, a Florida limited liability company (the "Declarant") the powers and duties of the Maintenance Association, except those which require specific approval of the Board or the Members.

The Maintenance Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Master Covenants. The Maintenance Association shall also have all of the powers necessary to exercise all of the Maintenance Association's rights and privileges, to perform all of its duties and obligations and to otherwise implement the purposes of the Maintenance Association as set forth in the Master Covenants. The Maintenance Association shall further have all of the powers necessary to provide for the common good, health, safety and general welfare of all of the Owners.

Fax Audit No. H06000142913 3

The Maintenance Association shall also have the powers and the obligation to perpetually own, operate, maintain, replace, if necessary, the Surface Water Management System, if any.

The foregoing statement of purposes shall be construed as a statement both of purpose and of powers, and such purposes and powers shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause or statement, but shall be broadly construed as independent purposes and powers.

### **Article III MEMBERS**

3.01 **Membership.** The Members of the Maintenance Association shall be as follows:

- (a) **Condominium Association.** The Condominium Association including, but not limited to, the Arts Condominium Association, Inc., a Florida not-for-profit corporation (the "Condominium Association"), shall be a Class A Member of the Maintenance Association and shall be a Voting Member.
- (b) **Art Center Parcel.** The Owner of the Art Center Parcel, to the extent such Parcel is not subject to the jurisdiction of a Condominium Association, shall be a Class A Member of the Maintenance Association and shall be a Voting Member.
- (c) **Commercial Parcel.** The Owner of the Commercial Parcel No. 1, to the extent such Parcel is not subject to the jurisdiction of a Condominium Association, shall be a Class A Member of the Maintenance Association and shall be a Voting Member.
- (d) **Commercial Parcel No. 2.** The Owner of Commercial Parcel No. 2, to the extent such Parcel is not subject to the jurisdiction of a Condominium Association, shall be a Class A Member of the Maintenance Association and shall be a Voting Member.
- (e) **Restaurant/Retail Parcel.** The Owner of the Restaurant/Retail Parcel, to the extent such Parcel is not subject to the jurisdiction of a Condominium Association, shall be a Class A Member of the Maintenance Association and shall be a Voting Member.
- (f) **Declarant.** The Declarant shall be the sole Class B Member of the Maintenance Association, until termination of the Class B Membership as provided in the Master Covenants, and shall be a Voting Member.
- (g) **Unit Owners.** Each Owner of a Unit in a Condominium shall be a non-voting Class C Member of the Maintenance Association, but shall not be a Voting Member.

3.02 **Members' Voting Rights.** Except as provided in subsection (f) and (g) below, on all matters upon which the Members shall be entitled or required to vote, each Member shall have the following number of votes:

Fax Audit No. H06000142913 3

- (a) The Condominium Association Member shall have three (3) votes. The Condominium Association Member shall cast its votes in the manner provided by the By-Laws.
- (b) The Owner of the Arts Center Parcel shall have one (1) vote.
- (c) The Owner of Commercial Parcel No. 1 shall have one (1) vote.
- (d) The Owner of Commercial Parcel No. 2 shall have one (1) vote.
- (e) The Owner of the Restaurant/Retail Parcel shall have one (1) vote.
- (f) The Declarant shall have twenty-five (25) votes, so long as the Declarant is entitled to appoint a majority of the Directors of the Association as hereafter provided, and thereafter the Declarant shall have the greater of (i) the number of votes for each Parcel owned by the Declarant; or (ii) one (1) vote less than the number of votes required to elect a majority of the Directors; or (iii) or the maximum number of votes permitted under Applicable Law.
- (g) Notwithstanding anything to the contrary contained herein, in the event that any Parcel is submitted to condominium ownership, the Condominium Association governing such Condominium shall have the same voting rights and the same rights to elect or appoint directors, as did the Owner(s) of such Parcel.

3.03 General Matters. Unless otherwise specified, when reference is made herein, or in the Master Covenants, By-Laws, Rules and Regulations, management contracts or otherwise, to a "Required Percentage" of Members, such reference shall be deemed to be a reference to fifty-one percent (51%) of the votes of the Voting Members.

3.04 Meetings of Members. The By-Laws shall provide for an annual meeting of Members, and may provide for regular and special meetings of Members other than the annual meeting. A quorum for the transaction of business at any meeting of the Members shall exist if at least fifty-one percent (51%) of the total votes which may be cast by the Voting Members shall be represented at the meeting by the respective Members. Unless otherwise specifically required by law, references herein and in the Master Covenants, By-Laws and other documents administered by or binding on the Maintenance Association shall be deemed to refer to meetings and votes of Members.

#### Article IV CORPORATE EXISTENCE

The Maintenance Association shall have perpetual existence.

Fax Audit No. H06000142913 3

**Article V**  
**BOARD OF DIRECTORS**

**5.01 Management by Directors.** The property, business and affairs of the Maintenance Association shall be managed by a Board, which shall initially consist of three (3) directors and shall be increased to up to seven (7) directors upon termination of the Class B Membership. A majority of the directors shall constitute a quorum for the transaction of business. The By-Laws shall provide for meetings of directors, including annual meetings.

**5.02 Original Board of Directors.** The names and addresses of the first Board, who shall hold office until the first election and thereafter until qualified successors are duly elected and have taken office, shall be as follows:

<u>Name</u>	<u>Address</u>
Jimmy Aviram	25 Second Street North, Suite 200 St. Petersburg, FL 33701
Albert Azogul	25 Second Street North, Suite 200 St. Petersburg, FL 33701
Tal Aviram	25 Second Street North, Suite 200 St. Petersburg, FL 33701

**5.03 Appointment of Directors.** The Directors shall be elected or appointed as follows:

- (a) The Declarant shall have the right to appoint all of the Directors of the Maintenance Association until termination of the Class B Membership, as provided in the Master Covenants at which time the Board may be expanded, by Resolution of the Board, to up to seven (7) Directors and the Voting Members other than the Declarant shall have the right to appoint the Directors.
- (b) Upon termination of the Class B Membership, the Condominium Association shall be entitled to elect or appoint three (3) directors, the Owner of the Art Center Parcel shall be entitled to appoint one (1) director, the Owner of Commercial Parcel No. 1 shall be entitled to appoint one (1) director, the Owner of Commercial Parcel No. 2 shall be entitled to appoint one (1) director, and the Owner of the Restaurant/Retail Parcel shall be entitled to appoint (1) director. Notwithstanding anything to the contrary contained herein, in the event that any Parcel is submitted to condominium ownership, the Condominium Association governing such condominium shall have the same rights to elect or appoint directors as did the Owner(s) of such Parcel.
- (c) After the Declarant relinquishes control of the Association, and to the fullest extent permitted under applicable law, the Declarant may also exercise the right to appoint any Declarant-owned voting interests in the same manner as any other Voting Member, except for purposes of

Fax Audit No. H06000142913 3

reacquiring control of the Association or selecting the majority of the Members of the Board.

- (d) For purposes of this section, the term "Voting Members other than the Declarant" shall not include builders, contractors, or others who purchase a Parcel for the purpose of constructing improvements thereon for resale.

5.04 Appointment of Board of Directors. Unless otherwise provided in these Articles of Incorporation, directors elected or appointed by the Members shall be elected or appointed at the annual meeting of the Members as provided in the By-Laws. The By-Laws may provide for the method of voting for the election and for the removal from office of directors.

5.05 Duration of Office. Directors elected or appointed by the Members shall hold office until the next succeeding annual meeting of the Members and thereafter until qualified successors are duly elected or appointed and have taken office.

5.06 Vacancies. A director elected or appointed by the Declarant or any other Voting Member may only be removed by the Declarant, and any vacancy on the Board shall be filled by the Declarant or other Member that elected or appointed the resigning or removed director.

#### **Article VI** **OFFICERS**

6.01 Officers Provided For. The Maintenance Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time elect. One person may hold more than one office, subject to the limitations set forth in the By-Laws.

6.02 Election and Appointment of Officers. The officers of the Maintenance Association, in accordance with any applicable provision of the By-Laws, shall be elected by the Board annually for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election for the removal from office of officers, for the filling of vacancies and for the duties of the officers. The President shall be a director; other officers may or may not be directors of the Maintenance Association. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office other than that of the President shall become vacant for any reason, the Board may elect or appoint an individual to fill such vacancy.

6.03 First Officers. The names and addresses of the first officers of the Maintenance Association, who shall hold office until the first annual meeting of directors and thereafter until successors are duly elected and have taken office, shall be as follows:

<u>Name and Office</u>	<u>Address</u>
President: Jimmy Aviram	25 Second Street North, Suite 200 St. Petersburg, Florida 33701

Fax Audit No. H06000142913 3

Vice President:	25 Second Street North, Suite 200
Albert Azogui	St. Petersburg, Florida 33701
Secretary/Treasurer:	25 Second Street North, Suite 200
Tal Aviram	St. Petersburg, Florida 33701

**Article VII**  
**BY-LAWS**

The Board shall adopt By-Laws consistent with these Articles. Such By-Laws may be altered, amended, repealed or rescinded by the Members in the manner set forth in the By-Laws.

**Article VIII**  
**AMENDMENTS**

8.01 Approval of Amendments. Amendments to these Articles shall be proposed and approved by the Board and thereafter submitted to a meeting of the Voting Members for adoption or rejection by affirmative vote of fifty-one percent (51%) of the votes of the Voting Members.

8.02 Declarant's Right to Amend. Anything to the contrary herein notwithstanding, during the period in which the Declarant is entitled to elect a majority of the Directors of the Maintenance Association, the Declarant shall have the absolute right to amend these Articles without the consent of the Members of the Board, and no amendment to these Articles shall be made or shall be effective without the written consent and joinder of the Declarant, which consent the Declarant may withhold in its sole and exclusive discretion.

8.03 Southwest Florida Water Management District (SWFWMD). Notwithstanding the foregoing, any amendment proposed to these Articles of Incorporation and/or the By-Laws or the Declaration which would affect the Surface Water Management System, if any, including any environmental conservation areas, shall be submitted to the SWFWMD for review prior to finalization of the amendment. The SWFWMD shall determine if the proposed amendment will require a modification of any SFWMD Permit and if a modification is necessary, SWFWMD shall advise the Maintenance Association. If a permit modification is necessary, the modification must be approved by the SWFWMD prior to the amendment of these Articles, the By-Laws, and/or the Declaration.

8.04 Notice. Notice of a proposed amendment shall be included in the notice of the meeting at which such amendment is to be considered. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

8.05 Conflicting Provisions. In case of any conflict between these Articles and the By-Laws, these Articles shall control and in case of any conflict between these Articles and the Master Covenants, the Master Covenants shall control, except to the extent inconsistent with the powers and duties of any Condominium Association under Applicable Law.

Fax Audit No. H06000142913 3

**Article IX**  
**INCORPORATOR**

The name and address of the Incorporator of the Maintenance Association is:

**Name****Address**

Howard J. Vogel      c/o Berman Rennert Vogel & Mandler, P.A.  
100 S.E. Second Street, Suite 2900  
Miami, Florida 33131-2130

**Article X**  
**INDEMNIFICATION**

10.01 **Right to Indemnification.** The Maintenance Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a director, employee, officer, committee member, or agent of the Maintenance Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be, not in, or opposed to, the best interest of the Maintenance Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he believed to be not in or opposed to the best interest of the Maintenance Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

10.02 **Attorneys' Fees.** To the extent that a director, officer, employee or agent of the Maintenance Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

10.03 **Expenses.** Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Maintenance Association in advance of the final disposition of such action, suit or proceeding through all available appeals upon receipt of an undertaking by or on behalf of the director, officer, committee member, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Maintenance Association as authorized in this Article.

10.04 **Non-exclusive.** The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in his official



Fax Audit No. H06000142913 3

capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

10.05 Power to Purchase Insurance. The Maintenance Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, committee member, employee or agent of the Maintenance Association, or is or was serving at the request of the Maintenance Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Maintenance Association would have the power to indemnify him against such liability under the provisions of this Article.

10.06 No Amendment. The provisions of this Article 10 shall not be amended.

#### **Article XI OFFICE**

The principal office and mailing address of the Maintenance Association shall be at 25 Second Street North, Suite 200, St. Petersburg, FL 33701 or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Maintenance Association shall be kept at its principal office or at such other place as may be permitted by Florida law.

#### **Article XII REGISTERED AGENT**

Until changed, Registered Agents of Florida, LLC shall be the registered agent of the Maintenance Association and the registered office shall be c/o Berman Rennert Vogel & Mandler, P.A., 100 Southeast Second Street, Suite 2800, Miami, Florida 33131-2130.

#### **Article XIII DISSOLUTION**

Upon dissolution of the Maintenance Association, all of its assets shall be conveyed to another non-profit corporation, unincorporated association or public agency. Notwithstanding the foregoing, if the Maintenance Association is dissolved, the property consisting of the Surface Water Management System shall be conveyed to an appropriate agency of local government. In the event the conveyance is not accepted by local government, the Surface Water Management System must be conveyed to a non-profit corporation similar to the dissolved Association.

Fax Audit No. H06000142913 3

IN WITNESS WHEREOF, the said Incorporator has hereunto set his hand this 12<sup>th</sup>  
day of JUNE, 2006.

Howard J. Vogel  
Howard J. Vogel, Incorporator

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of June,  
2006, by Howard J. Vogel, who is personally known to me.

[Notary Seal]:



Karina Garcia  
Notary Public, State of Florida at Large  
Print Name: Karina Garcia  
My Commission Expires: 7/31/2009

Fax Audit No. H06000142913 3

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED**

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

**THE ARTS MAINTENANCE ASSOCIATION, INC.**, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of St. Petersburg, State of Florida, has named Registered Agents of Florida, LLC, located at 100 Southeast Second Street, Suite 2900, Miami, FL 33131-2130, as its agent to accept service of process within Florida.

  
Howard J. Vogel, Incorporator

Dated: June 12th, 2006

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
REGISTERED AGENTS OF FLORIDA, LLC, a  
Florida limited liability company

By:   
Howard J. Vogel, Vice President

Dated: June 12th, 2006

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TALLAHASSEE, FLORIDA