

227 Nokomis Avenue S.
Venice, Florida 34285

Tel: (941) 485-1571
Fax: (941) 484-7226

Mailing Address:
Post Office Box 1767
Venice, FL 34284-1767

**Kanetsky
Moore
& DeBoer, P.A.**
Law Offices

Murray Kanetsky
Robert L. Moore*
Robert J. DeBoer*
Erik R. Lieberman**
Sharon S. Vander Wulp
*Board Certified Real Estate
**Also admitted in Pennsylvania

June 8, 2006

FILED
06 JUN 21 AM 10:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Secretary of State
Corporate Records Bureau
P.O. Box 6327
Tallahassee, FL 32314

RE: Articles of Incorporation of Bird Bay Estates Association, Inc.
Our File No. 15175.01

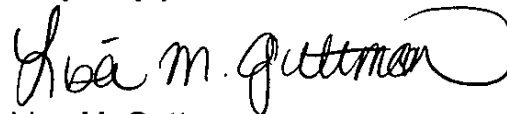
Dear Sirs:

Enclosed please find the Articles of Incorporation in regard to the above referenced Association. Also enclosed is our check in the amount of \$78.75 representing the fee for the filing fee, registered agent designation, and certified copy.

Please return a certified copy of the Articles of Incorporation to my attention after filing.

Thank you for your assistance in this matter.

Very truly yours,



Lisa M. Guttman,
Legal Assistant to
Sharon S. Vander Wulp

encl.
cc: Bird Bay Estates Association, Inc.



FLORIDA DEPARTMENT OF STATE 06 JUN 21 AM 10: 29
Division of Corporations

FILED

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

June 13, 2006

KANETSKY MOORE & DEBOER, P.A.
POST OFFICE BOX 1767
VENICE, FL 34284-1767

SUBJECT: BIRD BAY ESTATES ASSOCIATION, INC.
Ref. Number: W06000027052

We have received your document for BIRD BAY ESTATES 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):

You must list the corporation's principal office and/or a mailing address in the document.

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: 106A00040265

RECEIVED

06 JUN 21 AM 11: 26

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
BIRD BAY ESTATES ASSOCIATION, INC.

FILED
06 JUN 21 AM 10: 29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A corporation not for profit
under the laws of the State of Florida

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1
Name, Address and Registered Agent

1.1) Name and Address. The name of the corporation shall be BIRD BAY ESTATES ASSOCIATION, INC., a corporation not for profit. For convenience the corporation shall herein be referred to as the "Association". The corporate mailing address for this Association is 823 Heron Cove Circle, Venice, FL 34285.

1.2) Address and Registered Agent. The street address of the initial registered office of the Association is 823 Heron Cove Circle., Venice, FL 34285, Florida. The name of the Association's initial registered agent at such address is Paul Bradtmiller.

ARTICLE 2
Purpose

2.1) Purpose. The purpose for which the Association is organized is to provide an entity pursuant to Section 720 of the Florida Homeowners' Association Act for the maintenance, operation and management of Bird Bay Estates, a subdivision (herein the "Subdivision"), located in Sarasota County, Florida.

2.2) Distribution of Income. The Association shall make no distribution of income to and no dividend shall be paid to its members, directors, or officers.

2.3) No Shares of Stock. The Association shall not have or issue shares of stock.

ARTICLE 3
Powers

3.1) Common Law and Statutory Powers. The Association shall have all of the common-law and statutory powers of a corporation not in conflict with the terms of these Articles of Incorporation or the Florida Homeowners Association Act.

3.2) Specific Powers. The Association shall have all of the powers and duties set forth in the Homeowners Association Act of the State of Florida, these Articles of Incorporation and by the Declaration of Restrictions (hereinafter the "Declaration") and all of the powers and duties reasonably necessary to maintain, manage and operate the Subdivision pursuant to such Declaration and as it may be amended from time to time, including but not limited to the following:

- (a) To make and collect assessments against members as Lot Owners to defray the costs, expenses and losses of operation.
- (b) To use the proceeds of assessments in the exercise of its powers and duties.
- (c) To maintain, repair, replace and operate the common property.
- (d) To purchase insurance upon the common property and insurance for the protection of the Association and its members as Lot Owners.
- (e) To make and amend reasonable rules and regulations respecting the use of the common property.
- (f) To approve or disapprove the transfer, mortgage and ownership of Lots in the Subdivision.
- (g) To enforce by legal means the provisions of the Homeowners Association Act of the State of Florida, the Declaration, these Articles of Incorporation, Bylaws of the Association and the regulations for use of the property in the Subdivision.
- (h) To contract for the management of the common property and to delegate to such contractor all powers and duties of the Association, except such as are specifically required by the Declaration to have the approval of Directors or the membership of the Association.

(i) To contract for the management or operation of portions of the common areas susceptible to separate management or operation.

(j) To employ personnel to perform the services required for proper operation of the Subdivision.

(k) To purchase Lots in the Subdivision and to acquire and hold, lease, mortgage and convey the same, subject, however, to the provisions of the Declaration and Bylaws relative thereto.

3.3) Assets Held in Trust. All funds and properties acquired by the Association and the proceeds thereof shall be held in trust for the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws of the Association.

3.4) Limitation on Exercise of Powers. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration the Bylaws of the Association.

ARTICLE 4 Members

4.1) Members. The members of the Association shall consist of all the record owners of Lots in the Subdivision from time to time, and after termination of the Subdivision shall consist of those who are members at the time of such termination and their successors and assigns.

4.2) Change of Membership. After receiving any approval of the Association required by the Declaration, change of membership in the Association shall be established by the recording in the Public Records of Sarasota County, Florida, of a deed or other instrument establishing a change of record title to a Lot in the Subdivision. The Owner designated by such instrument thereby automatically becomes a member of the Association and the membership of the prior owner is terminated.

4.3) Limitation on Transfer of Shares of Assets. 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 the member's Lot.

4.4) Voting. The Owner of each Lot shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by Owners of a Lot and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE 5
Directors

5.1) **Board of Directors.** The affairs of the Association shall be managed by the Board of Directors consisting of the number of Directors determined by the Bylaws, and in the absence of such determination shall consist of three Directors. Directors shall be members of the Association.

5.2) **Election of Directors.** The Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws of the Association. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws of the Association.

5.3) **First Board of Directors.** The names and address of the members of the first Board of Directors who shall hold office until their successors are elected and qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ronald Zanger	840 Heron Cove Circle, Venice, FL 34285
Paul Bradtmiller	835 Heron Cove Circle, Venice, FL 34285
Nancy Bradtmiller	835 Heron Cove Circle, Venice, FL 34285

ARTICLE 6
Officers

6.1) **Officers.** The affairs of the Association shall be administered by a President, Vice-President and Secretary-Treasurer and such other officers as may be designated in the Bylaws of the Association. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated and elected by the Board of Directors are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Ronald Zanger	President/Treasurer	840 Heron Cove Circle, Venice, FL 34285
Paul Bradtmiller	V. President/Sec.	835 Heron Cove Circle, Venice, FL 34285

The Directors and Officers may lawfully and properly exercise the power set forth in ARTICLE 3, particularly those set forth in Section 3.2(k), notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiation and/or consummation of agreements executed pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who own some or all of the proprietary interest in the entity or entities with whom the corporation enters into such agreements. Disclosure of such agreements by setting forth the same in the Declaration as initially declared or subsequently redeclared or amended, shall stand as an absolute confirmation of such agreements and the valid exercise by the directors and officers of this corporation of the powers pertinent thereto.

ARTICLE 7 Indemnification

7.1) Indemnification. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including legal 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 at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. 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 8 Bylaws

8.1) Bylaws. The Bylaws of the Association shall be adopted by the Board of Directors of the Association and may be altered, amended or rescinded in certain instances by the Board of Directors and in certain instances by the membership in the manner provided by the Bylaws.

ARTICLE 9 Amendments

9.1) Amendments. Subject to the provisions of the Sections 9.2 and 9.3 of this Article 9, amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

(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 the members of the Association.

(c) Except as elsewhere provided, such approvals must be by not less than 51% of the voters of the entire membership. Members not present in person at the meeting considering the amendment may express their approval in writing, by proxy, providing such approval is delivered to the Secretary at or prior to the meeting.

9.2) Limitation on Amendments. No amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 3.3 of ARTICLE 3 or Section 5.3 of ARTICLE 5, without approval in writing by all members. No amendment shall be made that is in conflict with the Homeowners' Association Act of the State of Florida or the Declaration.

9.3) Certification. A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Sarasota County, Florida.

ARTICLE 10

Term

10.1) Term. The term of the Association shall be perpetual unless the Subdivision is terminated pursuant to the provisions of the Declaration and, in the event of such termination, the corporation shall be dissolved in accordance with the law.

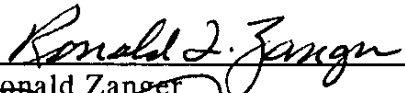
ARTICLE 11

Subscribers (Incorporators)

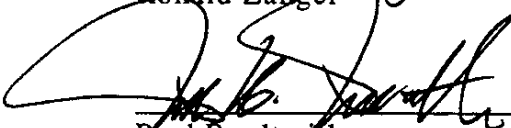
11.1) Names and Addresses. The names and residence addresses of the subscribers (incorporators) of these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ronald Zanger	840 Heron Cove Circle, Venice, FL 34285
Paul Bradtmiller	835 Heron Cove Circle, Venice, FL 34285

IN WITNESS WHEREOF, we, the undersigned subscribing Incorporators, have hereunto set our hands and seals, this 6TH day of June, 2006, for the purpose of forming this Corporation not for profit under the laws of the State of Florida.



Ronald Zanger



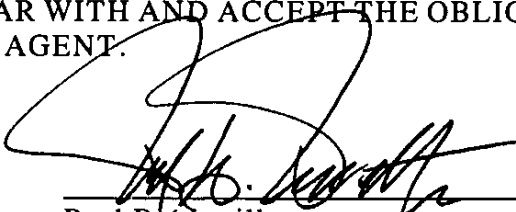
Paul Bradtmiller



Nancy Bradtmiller

CONSENT OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THESE ARTICLES OF INCORPORATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



Paul Bradtmiller

June 6, 2006

FILED
06 JUN 21 AM 10:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA