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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

~~3-8-07~~  
WGC

7655 WEST GULF TO LAKE HWY.  
SUITE 6  
CRYSTAL RIVER, FLORIDA 34429

Law Office of  
**CARL A. BERTOCH**  
A Professional Association

PHONE: 352/564-8220  
FAX: 352/564-0617  
E-MAIL: bertoch@earthlink.net

March 1, 2007

**VIA EXPRESS DELIVERY**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

**RE: *Wyld Palms Village III Condominium Association, Inc.***

Dear Sir or Madam:

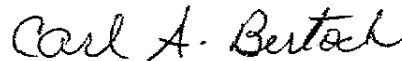
The enclosed Articles of Organization for Wyld Palms Village III Condominium Association, Inc. are submitted for filing. Our check in the amount of \$78.75 is enclosed representing the required filing fee, including a certificate of status.

Please return any correspondence and a copy of the filed documents to me at the following address:

Carl A. Bertoch, P.A.  
7655 West Gulf to Lake Highway  
Suite 6  
Crystal River, Florida 34429

Thank you for your assistance. Please call me if you have any questions.

Sincerely yours,



Carl A. Bertoch

CAB:mj  
Enclosure

**ARTICLES OF INCOPORATION  
OF  
WYLD PALMS VILLAGE III  
CONDOMINIUM ASSOCIATION, INC.**

**FILED**  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned hereby forms a corporation not for profit under Chapter 617, Florida Statutes.

**ARTICLE I**

**Name**

The name of the corporation shall be the WYLD PALMS VILLAGE III CONDOMINIUM ASSOCIATION, INC. (the "Association"), 2805 Highway 44 West, Inverness, Florida 34453.

**ARTICLE II**

**Purpose**

The purpose for which the Association is organized is to provide the entity required by the Florida Condominium Act (the "Condominium Act") for the operation of the WYLD PALMS VILLAGE III CONDOMINIUM (the "Condominium") pursuant to the Declaration of Condominium for the WYLD PALMS VILLAGE III CONDOMINIUM recorded in the official records of Citrus County, Florida (the "Declaration"). All terms shall have the meaning as defined herein or, if not defined herein, as defined in the Declaration.

### **ARTICLE III**

#### **Powers**

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

**SECTION 1.** The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

**SECTION 2.** The Association shall also have all of the powers and duties set forth in the Condominium Act, and those set forth in these Articles and all powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration, as amended from time to time, including, but not limited to, the following:

- a. To make and collect assessments against members to defray the costs, expenses, and losses of the Condominium.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, repair and replace the Condominium Property. This also includes the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of Condominium Property or any common elements, or at any time for making emergency repairs necessary to prevent damage to the common elements or to another unit.
- d. To purchase insurance for the Condominium Property and property owned by the Association and insurance for the protection of the Association, its directors and committee members from liability against all risks and claims.
- e. To reconstruct improvements after casualty and to further improve the Condominium Property.
- f. To make and amend reasonable regulations respecting the use of the

Condominium Property.

g. To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles, the Bylaws of the Association (the "Bylaws") and regulations adopted by the Association for the use of the Condominium Property, including, but not limited to, imposing fines on members of the Association for any violations of the Declarations, these Articles, the Bylaws and regulations or suspending the right to use Condominium Common Property.

h. To contract 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 submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. Provided, however, that the Association and its officers shall retain at all times the powers and duties granted by the Declaration and the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

i. To employ or otherwise engage personnel to perform the services required for proper operation of the Condominium.

j. To acquire and enter into agreements whereby the Association acquires leaseholds, memberships, or other possessory or use interests in lands or facilities, including, but not limited to, country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the Condominiums, intended to provide for the enjoyment, recreation, or other use or benefit of the unit owners.

k. To acquire by purchase, or otherwise, Condominium Parcels.

l. To approve or disapprove the leasing of units as may be provided by the

Declaration or the Bylaws.

SECTION 3. All funds and titles to all properties acquired by the Association shall be held for the benefit of members of the Association in accordance with the provisions of the Declaration, these Articles and the Bylaws.

#### **ARTICLE IV**

##### **Members**

SECTION 1. A "Member" of the Association shall be an Owner as defined in the Declaration. Membership in the Association is appurtenant to ownership of a unit and ceases when a Member's title to a unit is conveyed and upon such conveyance, the new owner is the Member.

SECTION 2. The interest 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.

SECTION 3. Each Member - jointly with all Owners of the Unit -- is entitled to one (1) vote with respect to each unit owned by him and for which he is designated as the Member. If there are more than one Owners of a Unit, then the person with the power to exercise the voting right shall be the first person designated as owner on the deed or as otherwise designated in a writing signed by all Owners of the Unit and delivered to the Association. The manner of exercising voting rights shall be determined by the Bylaws.

#### **ARTICLE V**

##### **Directors**

SECTION 1. The affairs of the Association will be managed by a board consisting of the number of directors determined by the Bylaws, but not less than three.

SECTION 2. Directors of the Association shall be elected at the annual meeting of the

members in the manner determined by the Bylaws. The provisions of this Section are subject to the Developer's retention of control of the Association, as authorized by the Declaration. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the Bylaws.

SECTION 3. The names and addresses of the first members of the board of directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

C. Michael Lewis  
2805 Highway 44 West  
Inverness, FL 34450

Ronald S. Lieberman  
2805 Highway 44 West  
Inverness, FL 34453

Carolyn Borkowski  
2805 Highway 44 West  
Inverness, FL 34453

## ARTICLE VI

### Officers

The affairs of the Association shall be administered by a president, a vice-president, a secretary, a treasurer and such other officers as may be designated by the Bylaws, and at the times and in the manner prescribed in the Bylaws. The names and addresses of the first officers who shall serve until their successors are designated are as follows:

C. Michael Lewis, President  
2805 Highway 44 West  
Inverness, FL 34453

Ronald S. Lieberman, Vice President  
2805 Highway 44 West  
Inverness, FL 34453

Carolyn Borkowski  
Secretary/Treasurer  
2805 Highway 44 West  
Inverness, FL 34453

## **ARTICLE VIII**

### **Indemnification**

The Association shall, and does hereby, indemnify, including reimbursement of costs of defense, any person for any and all liability arising from his official capacity or from any acts committed or failure to act by him in his official capacity as an officer or director of the Association to the fullest extent allowed by law.

## **ARTICLE VIII**

### **Bylaws**

Until such time as required by law or as designated in writing by the Developer and recorded in the official records of Citrus County, Florida, the Bylaws shall be made, altered or rescinded by the Developer. Thereafter, the Bylaws shall be made, altered or rescinded by a majority of the entire voting members of the Association (not by a majority of a quorum in attendance at a meeting); provided, however, any amendment which would restrict leasing of units in the condominium must be approved by sixty-seven percent (67%) of all the voting members. No amendment to the Bylaws that affects the rights reserved by the Developer in the Declaration shall be effective without the written consent of the Developer.

## **ARTICLE IX**

### **Amendments**

Until such time as required by law or as designated in writing by the Developer and recorded in the official records of Citrus County, Florida, these Articles may be altered or rescinded by the Developer. Thereafter, amendments to the Articles, not inconsistent with the Condominium Act or the Declaration, may be proposed by the board of directors or by five voting



members of the Association, may be adopted by the affirmative vote of a majority of the entire voting members of the Association (not by a majority of a quorum in attendance at a meeting); provided, however, any amendment which would restrict leasing of units in the condominium must be approved by sixty-seven percent (67%) of the voting members. No amendment that affects the rights reserved by the Developer in the Declaration shall be effective without the written consent of the Developers.

#### ARTICLE X

##### Term

The term for which this corporation shall exist is perpetual.

#### ARTICLE XI

##### Subscriber

The name and address of the subscriber to these Articles is as follows:

Ronald S. Lieberman, 2805 Highway 44 West, Inverness, FL 34453

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 22<sup>nd</sup> day of February, 2007.

  
\_\_\_\_\_  
Ronald S. Lieberman

STATE OF FLORIDA )  
                                  )  
COUNTY OF CITRUS )

The foregoing was sworn to and subscribed in my presence and acknowledged before me this 22nd day of February, 2007, by Ronald S. Lieberman, the subscriber herein. He is personally known to me.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



Era L. Fountain  
My Commission DD267074  
Expires March 08, 2008

**CERTIFICATION OF DESIGNATION OF  
REGISTERED AGENT/ REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE  
UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF  
FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE  
REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA:

1. The name of the corporation is Wyld Palms Village III Condominium Association, Inc.
2. The name and address of the registered agent and office is: James A. Neal, Jr., Esq., 213  
Courthouse Square, Inverness, Florida 34450.

*Having been named as registered agent and authorized to accept service of process for the above  
named corporation at the place designated in this certificate, 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.*

  
James A. Neal, Jr.

Date: 2/26/01

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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