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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

T. Hampton APR 12 2007

**DONNELLY & RUSSO, P.A.**

ATTORNEYS AT LAW

3708 W. EUCLID AVENUE, TAMPA, FLORIDA 33629

**SEAN V. DONNELLY\***

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(813) 832-9739 FAX

April 11, 2007

- Secretary of State  
Division of Corporations  
2661 Executive Center Circle  
Clifton Building  
Tallahassee, Fl. 32301

Re: Filing of Articles of Incorporation for  
The Island House Tampa Condominium Association, Inc.

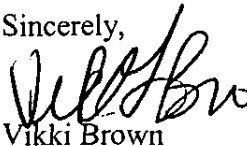
To Whom It May Concern:

Please find enclosed the Articles of Incorporation for referenced corporation, along with a check for \$78.75 for the filing fees.

Please file the Articles of Incorporation and provide our office with a Certificate of Good Standing.

Thank you for your attention to this matter. If you have any questions, please feel free to contact me.

Sincerely,



Vikki Brown

Legal Assistant to Sean V. Donnelly

Enc.

**ARTICLES OF INCORPORATION  
OF  
THE ISLAND HOUSE TAMPA CONDOMINIUM ASSOCIATION, INC.**

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

**ARTICLE I  
NAME**

The name of the corporation is THE ISLAND HOUSE TAMPA CONDOMINIUM ASSOCIATION, INC., and its principal office and mailing address is 911 S. Rome Avenue, Tampa, FL 33606. For convenience, the corporation shall be referred to in this instrument as the "Association".

**ARTICLE II  
PURPOSE**

(a) The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (the "Condominium Act"), for the operation of The Island House Tampa, a Condominium (hereinafter "the Condominium"), to be created pursuant to the provisions of the Condominium Act and the Declaration of Condominium of The Island House Tampa, a Condominium (the "Declaration") when recorded or thereafter amended, in the Public Records of Hillsborough County, Florida (the "County"). All words defined in the Declaration shall have the same meaning when used herein.

(b) The Association shall make no distributions of income to its Members, directors or officers.

**ARTICLE III  
POWERS**

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

(a) The Association shall have all of the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, nor in conflict with the provisions of the Condominium Act.

(b) The Association shall have all of the powers set forth in the Condominium Act, except as limited by these Articles and the Declaration to the extent allowed by the law, and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration as presently drafted and as it may be amended from time to time, including but not limited to the following:

(1) The power and right to own and convey property.

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- (2) The irrevocable right to make and collect Assessments against Members as Unit Owners to defray the costs, expenses and losses of the Condominium.
- (3) To use the proceeds of Assessments in the exercise of its powers and duties.
- (4) To maintain, repair, replace and operate the Condominium Property, including but not limited to the Surface Water Management System Facilities, which shall include the irrevocable right of access to each Unit from time to time during reasonable hours as may be necessary for such maintenance, repair or replacement of any Common Elements therein or accessible therefrom, or for making emergency repairs and providing services therein necessary to prevent damage to the Common Elements or to another Unit or Units.
- (5) To purchase insurance upon and covering the Condominium Property and insurance for the protection of the Association and its Members as Unit Owners.
- (6) To reconstruct improvements after casualties and to make further improvements to the Condominium Property.
- (7) To make and amend reasonable rules and regulations respecting the use of the property in the Condominium.
- (8) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the regulations adopted by the Association.
- (9) To impose fines on Unit Owners or their tenants for violations of the Declaration of Condominium, these Articles, the Bylaws of the Association and the regulations adopted by the Association in accordance with the provisions of the Condominium Act.
- (10) To contract for the maintenance, management and operation of the Condominium Property, including the Surface Water Management System Facilities.
- (11) To employ personnel for reasonable compensation to perform the services required for proper administration and operation of the Association.
- (12) To pay taxes and assessments which are liens against any part of the Condominium other than individual Units, unless the individual Unit or Units are owned by the Association, and to assess the same against the Units subject to such liens.
- (13) To pay the cost of all power, water, sewer, trash, garbage and other utility services rendered to the Condominium and not billed to Unit Owners.
- (14) To borrow funds necessary or desirable for the operation of the Association to meet its long term objectives, as set forth in the Bylaws.
- (15) To enter into agreements, to acquire leaseholds, memberships and other possessory or use

interests in lands or facilities which are intended to provide enjoyment, recreation or other use or benefits to the Members of the Association.

(16) To purchase a Unit or Units in the Condominium and hold, lease, mortgage and convey the same.

(17) To maintain, repair, replace and operate the Common Elements for the Unit Owners of the Condominium Property and to assess the Unit Owners for their allocable share of such costs.

#### **ARTICLE IV MEMBERS**

(a) The Members of the Association shall consist of all of the Owners of Units in the Condominium, and in the event of a termination of the Condominium, shall consist of those who are Members at the time of such termination and their successors and assigns.

(b) Change of membership in the Association shall be established by recording in the Public Records of Hillsborough County, Florida, a deed or other instrument establishing a record title to a Unit in the Condominium and the delivery to the Association of a copy of such instrument. The Owner designated by such instrument thus becomes a Member of the Association and the membership of the prior Owner is terminated.

(c) 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 or her Unit.

(d) The Owner of a Unit shall be entitled to one vote per Unit as a Member of the Association, except there shall be no vote for any Unit owned by the Association. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

#### **ARTICLE V DIRECTORS**

(a) The affairs of the Association will be managed by a Board of Directors consisting of no less than three (3) Directors, nor more than five (5) Directors however, the Board shall consist of an odd number of Directors. Each Director shall be a person entitled to cast a vote in the Association, except as otherwise provided herein or in the Bylaws.

(b) Members of the Board of Directors shall be elected in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws. A list of names and addresses of the Board of Directors shall be maintained in the Official Records of the Association.

(c) The initial Board of Directors of the Association shall be selected by the Developer. The Directors named in the Articles shall serve until the first election of Directors, and any vacancies in their number occurring prior to the first election shall be filled by the remaining Directors. The first election of Directors shall occur when Unit Owners other than the Developer own fifty

percent (50%) or more of the Units that will be operated ultimately by the Association. At such first election, Unit Owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the Members of the Board of Directors. Subsequent elections shall be held in conformity with the requirements of the Condominium Act and as set forth in the Bylaws of the Association.

(d) The names and addresses of the Members of the current Board of Directors, who shall hold office until their successors are elected and have qualified, or until they resign or are removed, are as follows:

Andrew M. Jaffe  
5102 N. Branch Avenue  
Tampa, FL 33603

Scott Filary  
5102 N. Branch Avenue  
Tampa, FL 33603

Donald E. Townsend  
5102 N. Branch Avenue  
Tampa, FL 33603

## **ARTICLE VI OFFICERS**

The affairs of the Association shall be administered by the officers designated in the Bylaws. 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 by the Board of Directors are as follows:

President	Donald E. Townsend 5102 N. Branch Avenue Tampa, FL 33603
Secretary	Andrew M. Jaffe 5102 N. Branch Avenue Tampa, FL 33603
Treasurer	Scott Filary 5102 N. Branch Avenue Tampa, FL 33603

A list of names and addresses of the officers shall be maintained in the Official Records of the Association.

## **ARTICLE VII INDEMNIFICATION AND INSURANCE**

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 or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except when the director or officer is adjudicated guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of settlement, the indemnification shall apply only when the Board of Directors approves such settlement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officers may be entitled.

The Board of Directors shall purchase liability insurance to insure all directors, officers or agents, past and present against all expenses and liabilities set forth above, unless the Board determines that such insurance is not reasonably available. The premiums for such insurance shall be a Common Expense.

## **ARTICLE VIII BYLAWS**

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

## **ARTICLE IX AMENDMENTS**

Amendments to the Articles of Incorporation may be proposed and adopted as provided in the Condominium Act, provided that no amendment may be in conflict with the Declaration, and further provided no amendment shall be effective to impair or dilute any rights of Members that are governed by such Declaration. For so long as Developer holds any Units for sale in the ordinary course of business, no amendment that assesses the Developer as a Unit Owner for capital improvements or that is detrimental to the sale of Units by the Developer, shall be effective without the written approval of the Directors.

## **ARTICLE X INCORPORATOR**

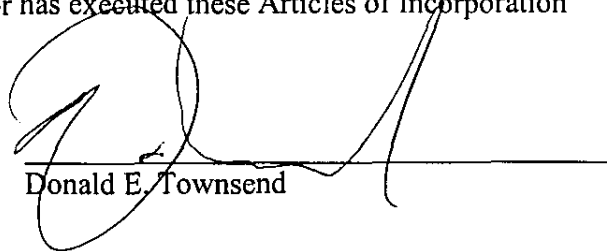
The name and address of the incorporator to these Articles of Incorporation is as follows:

Donald E. Townsend  
5102 N. Branch Avenue  
Tampa, FL 33603

**ARTICLE XI  
TERM**

The term for which this corporation shall exist is perpetual. If the Association is dissolved, the control or right of access to the Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility, if accepted by such governmental unit or public utility. If not accepted by such governmental unit or public utility, then the Surface Water Management System Facilities shall be conveyed to a successor corporation not for profit.


IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation  
This 11<sup>th</sup> day of April, 2007.

  
Donald E. Townsend

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was executed before me this 11<sup>th</sup> day of April, 2007 by Donald E. Townsend, who is personally known to me or who has produced FL DK as identification.

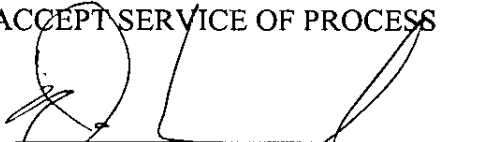
  
NOTARY PUBLIC

 Sean V Donnelly  
My Commission DD354185  
Expires October 24, 2008

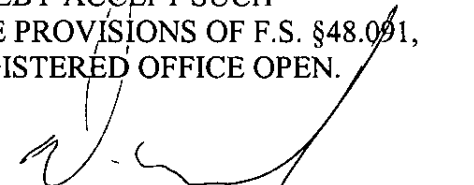
CERTIFICATION DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS  
SUBMITTED:

THE ISLAND HOUSE TAMPA CONDOMINIUM ASSOCIATION, INC. DESIRING TO  
ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS  
PRINCIPAL PLACE OF BUSINESS AT 911 SOUTH ROME AVENUE, TAMPA, FLORIDA  
33606, HAS NAMED DONALD E. TOWNSEND, LOCATED AT 5102 N. BRANCH  
AVENUE, TAMPA, FLORIDA 33603, ITS AGENT TO ACCEPT SERVICE OF PROCESS  
WITHIN FLORIDA.

  
Donald E. Townsend, Incorporator  
Date: April 4, 2007

HAVING BEEN DESIGNATED AS REGISTERED AGENT OF THE ISLAND HOUSE  
TAMPA CONDOMINIUM ASSOCIATION, INC. I HEREBY ACCEPT SUCH  
DESIGNATION AND AGREE TO COMPLY WITH THE PROVISIONS OF F.S. §48.091,  
RELATIVE TO KEEPING THE CORPORATION'S REGISTERED OFFICE OPEN.

  
Donald E. Townsend