

No 788804046

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H07000106530 3)))



H070001065303ABCW

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : DYE, DEITRICH, PETRUFF, & ST. PAUL
Account Number : I20020000003
Phone : (941)748-4411
Fax Number : (941)746-4302

FILED
2007 APR 20 A 11:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION

The Tatum Conservancy Homeowners Association, Inc

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$70.00

Electronic Filing Menu

Corporate Filing Menu

Help

4-20-07
20

HO70001045303

FILED

2007 APR 20 4 11:41

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
FOR
THE TATUM CONSERVANCY HOMEOWNERS ASSOCIATION, INC.**

The undersigned; with other persons being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, hereby agree to the following:

ARTICLE I NAME

The name of this association is THE TATUM CONSERVANCY HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association."

ARTICLE II PURPOSE

The Association is organized to provide an entity for the management and maintenance of certain property located within THE TATUM CONSERVANCY SUBDIVISION, located in Section 10, Township 35 South, Range 18 East, Sarasota County, Florida (hereinafter referred to as the "Subdivision") to the extent such property may be subjected to its jurisdiction and/or ownership from time to time. The property which is subjected to the jurisdiction and/or ownership of the Association is hereinafter collectively referred to as the "Property". The foregoing paragraph enumerates the specific purpose of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III POWERS AND DUTIES

The Association shall have all the common law and statutory powers, rights and duties of a corporation not for profit as lawfully modified by these Articles of Incorporation, the Bylaws of the Association (the "Bylaws") and the Declaration of Covenants, Restrictions and Easements for the Subdivision (the "Restrictions").

ARTICLE IV LIMITATION ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, indemnify officers and directors of the Association in accordance with the Bylaws, confer benefits on its members in conformity with its purposes, and make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken in to account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V TERM OF EXISTENCE

The Association existence shall commence upon filing these Articles of Incorporation with the Florida Secretary of State and shall continue perpetually.

ARTICLE VI MEMBERS

Every owner of a vested present fee simple interest in a lot within THE TATUM CONSERVANCY SUBDIVISION shall automatically and immediately become a member of the Association, as shall be more provided in the Restrictions and the Bylaws. Each owner designated in a deed or other instrument establishing title to such lot, duly recorded in the Public Records of Sarasota County, Florida shall be entitled to all the rights and privileges of membership upon delivery to the Association of a copy of such instrument and receipt of acknowledgment of said delivery signed by an officer of the Association. Membership in the Association shall be terminated automatically when title to the lot supporting said membership vests in another person

PREPARED BY:

James D. Dye, Esquire
Dye, Deitrich, Prather, Petruff & St. Paul, P. L.
1111 3rd Avenue West, Suite 300
Bradenton, Florida 34205
(941) 748-4411

Fax Audit No.
HO70001045303

H010001000003

(s) or legal entity; provided, however, any party who owns more than one (1) lot within THE TATUM CONSERVANCY SUBDIVISION shall remain a member of the Association so long as the person retains title to any such lot.

ARTICLE VII VOTING RIGHTS

Each member of the Association shall be entitled to cast one (1) vote for each lot owned by the respective member, provided however, no owner shall be entitled to vote on any issue concerning assessments unless that owner's lot is subject to the assessment then at issue.

ARTICLE VIII BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors (the "Board").

Section 2. The Association shall have three (3) directors initially. The number of directors may be changed from time to time as provided by the Bylaws, but their number may never be less than three (3).

Section 3. Each director shall hold office as provided in these Articles of Incorporation and the Bylaws. Any vacancies on the Board occurring as a result of resignation, disqualification, removal from the Board or death shall be filled as provided in the Bylaws.

ARTICLE IX OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice presidents (if determined necessary by the Board), a Secretary and a Treasurer. One or more offices may be held by the same person, except for the office of President and Secretary, which shall be held by different individuals. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided by the Bylaws.

Section 2. The officers shall be elected from the Board at each annual meeting of the Board or as provided in the Bylaws, and each shall serve until his/her successor is chosen and qualified or until his/her early resignation, disqualification, removal from office or death.

Section 3. The officers shall have such duties, responsibilities, and powers, as provided in the Bylaws and Florida Statutes.

ARTICLE X BYLAWS

The initial Board shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to provisions creating, dividing, limiting, and regulating the powers of the Association, the directors, and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the Board of Directors and/or the membership as provided in the Bylaws.

ARTICLE XI AMENDMENTS

These Articles of Incorporation may be amended at any regular or special meeting of the Board at which a quorum is present by approval of not less than a majority of the entire membership of the Board. Alternatively, these Articles may be amended by vote of the members holding not less than seventy-five percent of the total votes of the Association. The Board shall not adopt amendments in conflict with amendments adopted by the membership. The membership shall not have the authority to amend these Articles until the developer has assigned its rights to the Association as provided by the Bylaws and Restrictions. Amendments shall be submitted to the Florida Secretary of State as required by law.

ARTICLE XII PRINCIPAL OFFICE

FAX AUDIT NO:

H010001065303

H07000106530 3

INITIAL REGISTERED OFFICE AND AGENT

The street address of the principal office and the initial registered office of the Association is 1311 South Apollo Beach Boulevard - Apollo Beach, Florida 33572. The name of the initial registered agent of the Association located at that address is Stephen Bronstein.

ARTICLE XIII INCORPORATORS

The name and address of the incorporator is:

NAME

ADDRESSES

STEPHEN BRONSTEIN

1311 S. APOLLO BEACH BLVD.
APOLLO BEACH, FLORIDA 33572

IN WITNESS WHEREOF, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned executed these Articles of Incorporation on this 24th day of April, 2007.

ACCEPTANCE

I hereby accept to act as initial Registered Agent for THE TATUM CONSERVANCY HOMEOWNERS' ASSOCIATION, INC., as stated in these Articles of Incorporation.


STEPHEN BRONSTEIN

Fax Audit No:
H07000106530 3