

NO70000006961

(Requestor's Name)

ALL SOUTH REALTY, INC.
3090 S. 3RD STREET
JACKSONVILLE BEACH, FL 32250

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

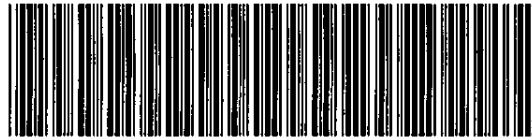
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07 JUL 13 AM 11:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

B. McKnight JUL 16 2007

ARTICLES OF INCORPORATION
of
SEASIDE SEVEN
HOMEOWNERS ASSOCIATION, INC.

(A Florida corporation not for profit)

07 JUL 13 PM 11:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

The undersigned, being all of the owners of Townhomes known as Seaside Seven, Jacksonville Beach, Florida, by these Articles, do hereby form a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I - NAME

The name of the corporation shall be: SEASIDE SEVEN HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes referred to as the "Association" and its principal office is at 3090 S. 3rd St.
32550, Jacksonville Beach, Florida

ARTICLE II - DEFINITION

All words, phrases, names and terms used in these Articles of Incorporation, the Bylaws and the Declaration of the Association shall have the same meaning and be used and defined the same as they are in the Declaration of Covenants and Restrictions of Seaside Seven Townhomes.

ARTICLE III - PURPOSE

The purposes of the Association shall be as follows:

3.1 To provide for the maintenance, preservation and architectural control of Building and Lots.

3.2 To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association set forth herein, in the Bylaws or the Declaration as the same may be amended from time to time.

ARTICLE IV - POWERS

The Association shall have the following powers:

4.1 To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration" and applicable to the property,

or any portion thereof, and recorded or to be recorded in the Public Records of Duval County, Florida, as the same may be amended from time to time as therein provided;

4.2 To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property or the Association; to borrow Money, and with the consent of five-sevenths (5/7) of the membership, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

4.3 To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation and the Declaration;

4.4 To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized;

4.5 To delegate five of seven votes, the power or powers where such is deemed in the interest of the Association;

4.6 To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida;

4.7 To charge recipients for services rendered by the Association where such is deemed appropriate by the Association by a five of seven vote of the Association;

4.8 To have and exercise by five of seven vote of the Association any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Laws of the State of Florida by law may now or hereafter have or exercise;

4.9 Notwithstanding anything contained above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member and no distributions of income shall be made to its members, directors or officers.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a Unit which is subject by covenants of record to assessment by the Association shall be a member of the Association; provided, however, there shall only be one vote allocated to each Unit. Any owner of more than one Unit shall be entitled to one (1) membership for each Unit owned by him or her. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association. Change of membership in the Association for an Owner shall be established by recording in the Public Records of Duval County, Florida, a deed or other instrument establishing record title to a Unit in the Development and by delivery of a recorded copy of the same to the Association. The Owner designated by such deed thus becomes a member of the Association and the membership of the prior Owner is terminated.

ARTICLE VI - VOTING

The Members shall be all Owners of Units and shall be entitled to one (1) vote for each such Unit so owned. Notwithstanding any other provision in these Articles, the Declaration of Covenants and Restrictions, or the By Laws of Seaside Seven Homeowners Association, Inc., all matters which must be voted on require the approval of five of seven Owners.

ARTICLE VII - BOARD OF DIRECTORS OR DIRECTORS

7.1 The affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the Bylaws, which shall be seven, with one person from each unit.

7.2 The names and addresses of the members of the Association who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Names</u>	<u>Addresses</u>
Raymond B. Bragg, Jr.	2002 Oceanfront Dr. S. Jacksonville Beach, FL 32250
Joan Triglia	7619 Hollyridge Circle Jacksonville, FL 32256
August P. Klein	3060 Timberlake Pointe Ponte Vedra, FL 32082
Jeanell Wilson	3090 South Third Street Jacksonville Beach, FL 32250
Richard Jason	781 Queen's Harbor Blvd.

Jacksonville, FL 32225

Janet Wiegmann 2008 S. Oceanfront Dr.
Jacksonville Beach, FL 32250

Michael A. Kersun 2757 Forest Circle
Jacksonville, FL 32257

ARTICLE VIII - 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 Association are as follows:

<u>Office</u>	<u>Name</u>	<u>Addresses</u>
President:	Raymond B. Bragg, Jr.	2002 S. Oceanfront Dr. Jacksonville Beach, FL 32250
Secretary/Treasurer:	Jeanell Wilson	3090 S. 3 rd St. Jacksonville Beach, FL 32250

ARTICLE IX - REGISTERED AGENT AND OFFICE

The name and street address of the company's initial Registered Agent in the State of Florida is :
Jeanell Wilson
3090 S. 3rd St.
Jacksonville Beach, FL 32250

Said Registered Agent has simultaneously herewith executed a statement in writing prescribed by the Department of State accepting the appointment as a Registered Agent, which acceptance states that the Registered Agent is familiar with and accepts the obligations of that position.

Having been named as registered agent and to accept service of process for the above stated limited liability company 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 as provided for in Chapter 608, F.S.


(Signature of Registered Agent)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

07 JUL 13 AM 11:05

APPROVED
AND
FILED

ARTICLE X - INDEMNIFICATION

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 in connection With any proceeding or 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 of the Association, Whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance 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.

ARTTICLE XI - BYLAWS

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

ARTICLE XII - AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner.

12.1 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.

12.2 A resolution for the adoption of a proposed amendment may be proposed by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided:

(a) Such approvals must be by not less than five-sevenths (5/7) of the votes of the entire membership of the Association.

12.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members.

12.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Duval County, Florida.

ARTICLE XIII - TERM

The term of the Association shall be perpetual.

ARTICLE XIV - SUBSCRIBERS

The name and address of the subscribers of these Articles of Incorporation, consisting of not less than five-sevenths (5/7) of the Owners, is as follows:

<u>Names</u>	<u>Addresses</u>
Raymond B. Bragg, Jr.	2002 S. Oceanfront Dr. Jacksonville Beach, FL 32250
Joan Triglia, Trustee Triglia Real Estate Trust	7619 Hollyridge Circle Jacksonville, FL 32256
Robert B. Triglia, Trustee Triglia Real Estate Trust	8241 Shady Grove Rd. Jacksonville, FL 32216
Jacqueline O'Hare, Trustee Triglia Real Estate Trust	8414 Woodpecker Trail Jacksonville, FL 32216
August P. Klein	3060 Timberlake Pointe Ponte Vedra Beach, FL 32082
Judy Klein	3060 Timberlake Pointe Ponte Vedra Beach, FL 32082
Jeanell Wilson	3090 S. Third Street Jacksonville Beach, FL 32250
Richard Jason	781 Queen's Harbor Blvd. Jacksonville, FL 32225
Helen Jason	781 Queen's Harbor Blvd. Jacksonville, FL 32225

Janet Wiegmann

2008 S. Oceanfront
Jacksonville Beach, FL 32250

Michael A. Kersun

2757 Forest Circle
Jacksonville, FL 32257

Miriam Kersun

2757 Forest Circle
Jacksonville, FL 32257

ARTICLE XV - DISSOLUTION

The Association may be dissolved with the consent given in writing and signed by not less than five-sevenths (5/7) of the Members of the Association.

These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

Dated this 11th day of January, 2007.

Raymond B. Bragg, Jr.
Raymond B. Bragg, Jr.

STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Raymond B. Bragg, Jr., who is personally known to me or who produced as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 11th day of January, 2007.

Jeanell Wilson
Notary Public for State of Florida
My Commission Expires:
(SEAL)



JEANELL WILSON
MY COMMISSION # DD 223871
EXPIRES: August 12, 2007
Bonded Thru Budget Notary Services

Miriam Kersun

2757 Forest Circle
Jacksonville, FL 32257

ARTICLE XV - DISSOLUTION

The Association may be dissolved with the consent given in writing and signed by not less than five-sevenths (5/7) of the Members of the Association.

These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

Dated this 13 day of JULY, 2006.

Raymond B. Bragg, Jr.

Joan Triglia

August P. Klein

Judy Klein

Jeanell Wilson

Richard Jason

Helen Jason

Janet Wiegmann
Janet Wiegmann

Michael A. Kersun

Miriam Kersun

These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

Dated this 23 day of January, 2007.

Joan Triglia
Joan Triglia

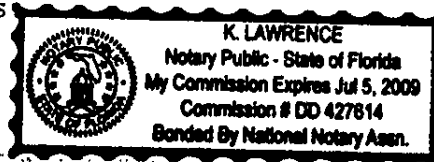
Robert Triglia
Robert Triglia

Jaqueline O'Hare
Jaqueline O'Hare

STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Joan Triglia, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 23 day of January, 2007.

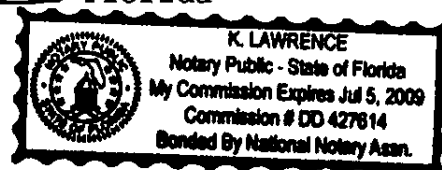
[Signature]
Notary Public for State of Florida
My Commission Expires _____
(SEAL)



STATE OF FLORIDA :
COUNTY OF Duval :

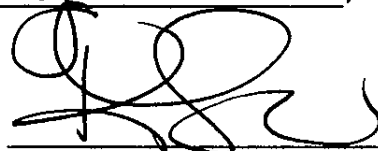
BEFORE ME, the undersigned authority, personally appeared Robert Triglia, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 23 day of January, 2007.

[Signature]
Notary Public for State of Florida
My Commission Expires: _____
(SEAL)

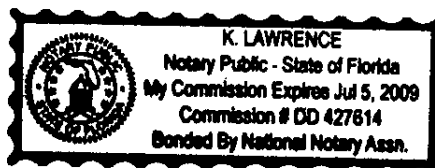


STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Jacqueline O'Hare, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 23 day of January, 2007.



Notary Public for State of Florida
My Commission Expires:
(SEAL) --



These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

Dated this 11th day of January, 2007.

August P. Klein
Gus Klein

Judy Klein
Judy Klein

STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared August P. Klein, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 11th day of January, 2007.

Jeanell Wilson
Notary Public for State of Florida
My Commission Expires:
(SEAL)



JEANELL WILSON
MY COMMISSION # DD 223971
EXPIRES: August 12, 2007
Bonded Thru Budget Notary Services

STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Judy Klein, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 11th day of January, 2007.

Jeanell Wilson
Notary Public for State of Florida
My Commission Expires:
(SEAL)



JEANELL WILSON
MY COMMISSION # DD 223971
EXPIRES: August 12, 2007
Bonded Thru Budget Notary Services

These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

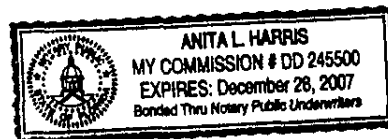
Dated this 24 day of January, 2007.

Jeanell Wilson
Jeanell Wilson

STATE OF FLORIDA :
COUNTY OF Duval :


BEFORE ME, the undersigned authority, personally appeared Jeanell Wilson, who is personally known to me or who produced _____ as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 24th day of January, 2007.


Anita L Harris
Notary Public for State of Florida.
My Commission Expires:
(SEAL)



These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

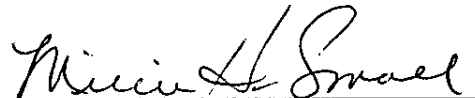
Dated this 17th day of January, 2007.

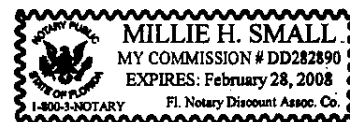

Richard Jason


Helen Jason

STATE OF FLORIDA :
COUNTY OF Duval :

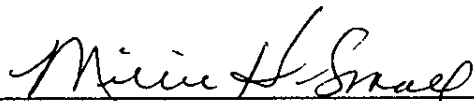
BEFORE ME, the undersigned authority, personally appeared Richard Jason, who is personally known to me or who produced as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 17th day of January, 2007.


Notary Public for State of Florida
My Commission Expires:
(SEAL)



STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Helen Jason, who is personally known to me or who produced as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 17th day of January, 2007.


Notary Public for State of Florida
My Commission Expires:
(SEAL)



STATE OF FLORIDA :
COUNTY OF Duval :

BEFORE ME, the undersigned authority, personally appeared Janet Wiegmann, who is personally known to me or who produced FLORIDA Driver License as identification, and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 13 day of July

July, 2006.



Matthew D. Kirkland
My Commission DD253087
Expires October 24, 2007

Matthew D. Kirkland

Notary Public for State of Florida
My Commission Expires: 10-24-2007
(SEAL)