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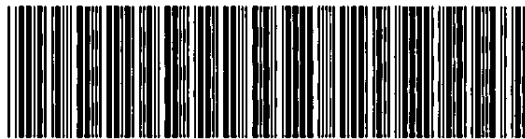
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07 AUG -7 AM 11:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

B. McKnight AUG 08 2007

CORPDIRECT AGENTS, INC. (formerly CCRS)  
515 EAST PARK AVENUE  
TALLAHASSEE, FL 32301  
222-1173

FILING COVER SHEET  
ACCT. #FCA-14

CONTACT: KATIE WONSCH

DATE: 08/07/07

REF. #: 000163.72882

CORP. NAME: 3980 S. PIPKIN ROAD CONDOMINIUM ASSOCIATION, INC.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> ( XX ) ARTICLES OF INCORPORATION | <input type="checkbox"/> ( ) ARTICLES OF AMENDMENT  | <input type="checkbox"/> ( ) ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ( ) ANNUAL REPORT                           | <input type="checkbox"/> ( ) TRADEMARK/SERVICE MARK | <input type="checkbox"/> ( ) FICTITIOUS NAME         |
| <input type="checkbox"/> ( ) FOREIGN QUALIFICATION                   | <input type="checkbox"/> ( ) LIMITED PARTNERSHIP    | <input type="checkbox"/> ( ) LIMITED LIABILITY       |
| <input type="checkbox"/> ( ) REINSTATEMENT                           | <input type="checkbox"/> ( ) MERGER                 | <input type="checkbox"/> ( ) WITHDRAWAL              |
| <input type="checkbox"/> ( ) CERTIFICATE OF CANCELLATION             |   |  |
| <input type="checkbox"/> ( ) OTHER:                                  |   |  |

STATE FEES PREPAID WITH CHECK# 522386 FOR \$ 78.75

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

\_\_\_\_\_ COST LIMIT: \$ \_\_\_\_\_

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| <input checked="" type="checkbox"/> ( XX ) CERTIFICATE OF STATUS |   |   |

Examiner's Initials

**ARTICLES OF INCORPORATION FOR  
3980 S. PIPKIN ROAD CONDOMINIUM ASSOCIATION, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

07 AUG - 7 AM 11:02

APPROVED  
AND  
FILED

In compliance with the requirements of Chapter 617, *Florida Statutes*, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I**

The name of the corporation, herein called the "Association" is 3980 S. Pipkin Road Condominium Association, Inc., and the corporate office address is 238 E. Davis Blvd., #207, Tampa, FL 33606.

**Section 1. PURPOSE AND POWERS:** The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of 3980 S. Pipkin Road, a Condominium (the "Condominium"), located in Polk County, Florida.

**ARTICLE II**

The Association is organized and shall exist upon a non-stock basis as a not-for-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any Member (as defined below), director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not-for-profit under the laws of the State of Florida, and as provided in these Articles, the Declaration of Condominium for 3980 S. Pipkin Road, a Condominium (the "Declaration"), the By-Laws for 3980 S. Pipkin Road, a Condominium (the "By-Laws") or the Florida Condominium Act; and it shall have all the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as it may hereafter be amended from time to time, including, but not limited to the following:

(a) To make and collect assessments against the Members (as defined in the Declaration) of the Association to defray the costs, expenses and losses of the Condominium, and to use the proceeds of assessments in the exercise of its powers and duties.

(b) To maintain, repair, replace and operate the Condominium Property and Association Property.

(c) To purchase insurance upon the Condominium Property and Association Property for the protection of the Association, its Members, and their mortgagees.

(d) To reconstruct improvements after casualty and to make further improvements of the property.

(e) To make, amend and enforce reasonable rules and regulations governing the use of the Common Elements.

(f) To approve or disapprove the transfer, mortgage, ownership and occupancy of units, as provided by the Declaration and the By-Laws.

(g) To enforce the provisions of the Florida Condominium Act, the Declaration, these Articles, and the By-Laws of the Association.

(h) To contract for the management and maintenance of the Condominium and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.

(i) To employ accountants, attorneys, architects, and other personnel necessary to perform the services required for proper operation of the Condominium.

(j) To acquire real and personal property in the name of the Association.

(k) To collect assessments due from Unit Owners to the Master Association.

All funds and the title to all property acquired by the Association shall be held for the benefit of the Members in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws.

### **ARTICLE III**

#### **Section 2. MEMBERSHIP:**

(a) The Members of the Association shall consist of all record owners of a fee simple interest in one or more Units in the Condominium, and as further provided in the By-Laws; after termination of the Condominium, the Members shall consist of those who are Members at the time of such termination.

(b) After receiving approval of the Association as required by the Declaration, change of membership shall be established by recording in the Public Records of Lee County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

(c) The share of a Member in the funds and assets of the Association cannot be assigned or transferred in any manner, except as an appurtenance to his Unit.

(d) The Owners of each Unit, collectively, shall be entitled to one vote in Association matters as set forth in the Declaration and By-Laws. The manner of exercising voting rights shall be as set forth in the By-Laws.

(e) The manner in which the meetings of the Members shall be held, including, but not limited to, actions by Members without a meeting, shall be as set forth in the By-Laws. Any action required or permitted to be taken at a meeting of the Members (except the annual meeting and a meeting at which a vote is taken to waive or fund reserves and any other meeting of the Members at which their presence is required by the Florida Condominium Act) may be taken without a meeting as set forth in the By-Laws.

#### **ARTICLE IV**

**Section 3.     TERM:** The term of the Association shall be perpetual.

#### **ARTICLE V**

**Section 4.     BY-LAWS:** The By-Laws of the Association may be altered, amended, or rescinded in the manner provided therein.

#### **ARTICLE VI**

**Section 5.     AMENDMENTS:** Except as otherwise provided by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interest at any annual or special meeting, or by approval in writing of the owners of a majority of the units without a meeting, provided that notice of any proposed amendment has been given to the Members of the Association, and that the notice contains a copy of the proposed Amendment.

An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Polk County, Florida.

#### **ARTICLE VII**

**Section 6.     DIRECTORS AND OFFICERS:**

(a) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors, initially appointed by the Developer, and in the absence of such determination shall consist of three (3) Directors. Except for Directors appointed by the Developer, all Directors must be Members of the Association.

(b) Directors of the Association shall be elected by the Members in the manner determined by the By-Laws. Directors may be removed, and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

(c) The business of the Association shall be conducted by the Officers designated in the By-Laws. 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.

#### **ARTICLE VIII**

**Section 7.     INCORPORATOR:** The name and address of the Incorporator is:

Nancy S. Phaneuf

238 E. Davis Blvd., #207  
Tampa, Florida 33606

## **ARTICLE IX**

**Section 8. INITIAL DIRECTORS:** The initial Directors of the Association and their addresses shall be:

Nancy S. Phaneuf

238 E. Davis Blvd. #207  
Tampa, FL 33606

## **ARTICLE X**

**Section 9. INITIAL REGISTERED AGENT:** The initial registered office of the Association shall be at:

Nancy S. Phaneuf

The Initial Registered Agent at said address shall be:

238 E. Davis Blvd., #207  
Tampa, FL 33606

## **ARTICLE XI**

**Section 10. INDEMNIFICATION:** The Association shall indemnify every Director and every Officer of the Association who may serve or who has served against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or Officer of the Association. The foregoing right of indemnification shall not apply to:

(a) A violation of the criminal law, unless the Director or Officer had reasonable cause to believe his or her conduct was lawful or had no reasonable cause to believe his or her conduct was unlawful;

(b) A transaction from which the Director or Officer derived an improper personal benefit;

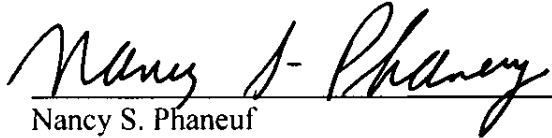
(c) Willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of a Director or Officer.

To the extent that a Director or Officer has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Subsection (a), Subsection (b) or Subsection (c), or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith.

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.

The Association may purchase and maintain insurance on behalf of all Directors and Officers against any liability asserted against them or incurred by them in their capacity as Directors or Officers or arising out of their status as such.

WHEREFORE, the Incorporator has caused these presents to be executed this 6<sup>th</sup> day of August, 2007.

  
Nancy S. Phaneuf

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2007, by Nancy S. Phaneuf, as Incorporator, who is personally known to me.

  
Notary Public

(Seal)

My Commission Expires



**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for 3980 S. Pipkin Road Condominium Association, Inc., at the place designated in these Articles of Incorporation, Nancy S. Phaneuf hereby accepts the appointment to act in this capacity and agrees to comply with the laws of the State of Florida in keeping open said office.

  
\_\_\_\_\_  
Nancy S. Phaneuf

Dated: August 6, 2007

APPROVED  
AND  
FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA