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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRD
5/13

2008-15159



LAW GROUP

DIANE M. POINTER
dpointer@d2lawgroup.com
direct: 813.876.3220

1000-0119

March 19, 2008

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: OS Inverness Land Condominium Association, Inc.

Dear Sir or Madam:

Enclosed for processing and filing are the Articles of Incorporation for the above noted corporation. Our check, in the amount of \$78.75 is enclosed in payment of the filing fees.

The certified copy of the Articles should be returned to the undersigned.

Please do not hesitate to call me should you have any questions or require anything further.

Sincerely,

D2 LAW GROUP P.L.

A handwritten signature in black ink, appearing to read "Diane M. Pointer", written over the printed name.

Diane M. Pointer
Paralegal

DMP:lom
enclosures
cc: Laureen Sustachek
John Diamandis

{00001887.DOC.1}



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 24, 2008

D2 LAW GROUP P.L.
ATTN: DIANE M POINTER, PARALEGAL
3239 HENDERSON BLVD, SECOND FLOOR
TAMPA, FL 33609

SUBJECT: OS INVERNESS LAND CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W08000015159

We have received your document for OS INVERNESS LAND CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

The person designated as incorporator in the document and the person signing as incorporator must be the same.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6879.

Ruby Dunlap
Regulatory Specialist II
New Filing Section

Letter Number: 308A00017416

FILED

08 MAY 12 AM 7:47

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**ARTICLES OF INCORPORATION
OF
OS INVERNESS LAND CONDOMINIUM ASSOCIATION, INC.**

(A Corporation Not for Profit)

In order to form a non-profit corporation in accordance with the laws of the State of Florida, the undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is OS INVERNESS LAND CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit (hereinafter referred to as the "Association"), and the street address and mailing address of the initial principal office are: c/o Private Restaurant Properties, LLC, 2202 N. West Shore Blvd., Suite 475, Tampa, Florida 33607.

ARTICLE II

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and operation of the condominium within a certain tract of real property described in that certain Declaration of Condominium of OS Inverness Land Condominium (as amended from time to time, the "Declaration").

In furtherance of such purposes, the Association shall have the power to:

A. Perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the condominium, as recorded in the Public Records of Citrus County, Florida;

B. Affix, levy, collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association; and

C. Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by periodic and special assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee simple interest in any condominium parcel as "Unit Owner" or "Owner of a Unit" as defined in Florida Statute 718.103(28) shall be a member of the Association and their membership shall automatically terminate when they are no longer a Unit Owner. If a member should transfer his Unit under the provisions of the Declaration, the grantee of such member will automatically acquire membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of a condominium unit which is subject to assessment by the Association.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and mailing address of the incorporator is:

Private Restaurant Properties, LLC
2202 North West Shore Boulevard, Suite 475
Tampa, Florida 33607

ARTICLE VI

The President, Vice President, Secretary, and Treasurer of the Association shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

The names of the officers who are to serve until the first election are:

<u>Name</u>	<u>Office</u>
Karen C. Bremer	President
Richard L. Renninger	Vice President
Terrie Limric	Secretary/Treasurer

ARTICLE VII

The affairs of the Association shall be managed by a Board of three (3) Directors. The method by which the Directors will be elected or appointed is as stated in the By-Laws of the Association. The names and addresses of the persons who shall serve as initial Directors until the first election are:

Karen C. Bremer c/o Private Restaurant Properties, LLC
2202 N. West Shore Blvd., Suite 475
Tampa, FL 33607

Richard L. Renninger c/o Private Restaurant Properties, LLC
2202 N. West Shore Blvd., Suite 475
Tampa, FL 33607

Terrie Limric 727 Samantha Drive
Palm Harbor, FL 34683

ARTICLE VIII

The By-Laws of the Association may be altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, as set out in the Declaration and By-Laws of the Association.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, as set out in the Declaration and By-Laws of the Association.

ARTICLE X

On dissolution, the assets of the Association shall be distributed to the owners in common elements, in the same undivided shares as each owner previously owned, as set out in the Declaration and By-Laws of the Association, and as provided by law.

ARTICLE XI

REGISTERED AGENT AND REGISTERED ADDRESS: The initial registered agent for the corporation shall be D2 Law Group P. L., and the initial registered office of the corporation shall be 3239 Henderson Boulevard, Second Floor, Tampa, Florida 33609.

ARTICLE XII

EFFECTIVE DATE: The effective date of this corporation shall be upon filing of these Articles with the Office of the Secretary of State of the State of Florida.


ARTICLE XIII

Each Director and Officer of this Association shall be indemnified by the Association against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit, or proceeding in which he may be involved or to which he may be

made a party by reason of his having been a Director or Officer of this Association, such expense to include the cost of reasonable settlements.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 21st day of April, 2008.

PRIVATE RESTAURANT PROPERTIES,
LLC, a Delaware limited liability company

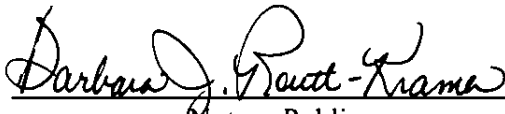
By: 
Karen C. Bremer
Vice President – Real Estate

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 21st day of April, 2008, by Karen C. Bremer, who is personally known to me.



BARBARA J. ROUTT-KRAMER
MY COMMISSION # DD 616771
EXPIRES: March 8, 2011
Bonded Thru Budget Notary Services


Notary Public

My Commission expires: 3/8/2011

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

FILED
08 MAY 12 AM 7:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The following is submitted in compliance with applicable Florida Statutes:

That OS INVERNESS LAND CONDOMINIUM ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at c/o Private Restaurant Properties, LLC, 2202 N. West Shore Blvd., Suite 475, Tampa, FL 33607 has named D2 Law Group P. L., whose address is 3239 Henderson Boulevard, Second Floor, Tampa, Florida 33609, as its agent to accept service of process within Florida. The agent's mailing address is 3239 Henderson Boulevard, Second Floor, Tampa, Florida 33609.

Name: [Signature]
Title: President
Date: April 21, 2008

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

[Signature]
Signature of Resident Agent
Name: John Diamandis
Date: APRIL 21, 2008