

N09 000010/63

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

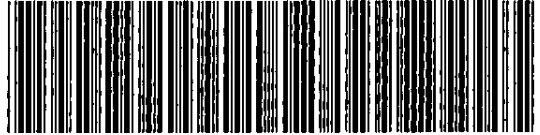
(Business Entity Name)

(Document Number)

Certified Copies Certificates of Status WAIVE

Special Instructions to Filing Officer:

Office Use Only



100161464321

10/16/09--01013--013 **78.75

09 OCT 16 PM 4:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

V/H

**LAW OFFICES OF
CIANFRONE & De FURIO**

A Partnership of Professional Associations

1964 Bayshore Boulevard
Dunedin, Florida 34698

Joseph R. Cianfrone, P.A.
James R. De Furio, P.A.

(727) 738-1100
(727) 733-2154
Fax (727) 733-0042

Michael J. VanDerZee, Esq.
Stephan C. Nikoloff, Esq.
Tiffany A. Grant, Esq.

October 13, 2009

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

Re: Piper's Run Condominium Association, Inc.

Dear Sir:

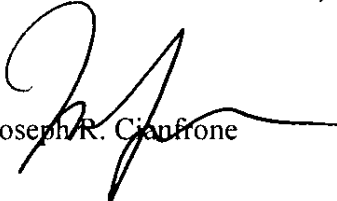
Enclosed please find the original executed Articles of Incorporation for Piper's Run Condominium, Inc.

Also enclosed is a check in the amount of \$78.75 made payable to the Department of State which represents the filing fees, Registered Agent Designation for the corporation, and a certified copy.

I thank you for your attention to this matter.

Sincerely,

JOSEPH R. CIANFRONE, P.A.


Joseph R. Cianfrone

JRC:dmc
Enclosures

APPROVED
AND
FILED

09 OCT 16 PM 4:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
PIPER'S RUN CONDOMINIUM ASSOCIATION, INC.
A Florida Corporation Not For Profit**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned being all residents of the State of Florida and all of full age, hereby associate themselves together for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida and certify as follows:

ARTICLE I

NAME

The name of this corporation is PIPER'S RUN CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit.

ARTICLE II

OFFICE

The Association's principal office is 19812 Gulf Blvd., Indian Shores, Florida 33785.

ARTICLE III

REGISTERED AGENT AND OFFICE

The registered office is 1964 Bayshore Boulevard, Dunedin, Florida 34698, and its registered agent is Joseph R. Cianfrone, Esquire, who maintains a business office at the above address. Both the Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE IV

PURPOSE

The Association does not contemplate pecuniary gain or profit to its members, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residential units within that certain tract of property (hereinafter referred to as the "Property") in Pinellas County, Florida known as PIPER'S RUN in Indian Shores and more particularly described in the Declaration of Condominium as recorded in the Public Records of Pinellas County, Florida.

ARTICLE V

POWERS

Without limitation, this Association is empowered as follows:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association as successor to the Association named in that certain Declaration of Condominium of Piper's Run (hereinafter referred to as the "Declaration") applicable to the property and recorded in the Public Records of Pinellas County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full;

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs;

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property;

(e) Mergers. With the approval of two-thirds (2/3) of the voting members present at vote, participate in mergers and consolidations with other non-profit corporations organized for similar purposes;

(f) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the condominium units, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles;

(g) General. Have and exercise all common law rights, powers, and privileges, and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessarily to effectuate the exercise of any right, power or privilege so granted;

(h) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, Bylaws, and these Articles, and all Rules and Regulations, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

ARTICLE VI

MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any condominium unit that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any condominium unit merely as security for the performance of an obligation. An Owner of more than one condominium unit is entitled to one membership for each condominium unit owned. Membership is appurtenant to, and may not be separated from, ownership of at least one condominium unit that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such condominium unit. Each membership is transferred automatically by conveyance of title of a condominium unit. An Owner who is a contract vendor may assign his membership and voting right to a contract vendee in possession.

ARTICLE VII

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every owner of a condominium unit which is subject to assessment shall be a member of the Association. Membership shall be appurtenant and may not be separated from ownership of any condominium which is subject to the assessment.

Section 2. Voting Rights. There shall be one vote per condominium unit.

ARTICLE VIII

BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors composed of three to five Directors. The number of Directors from time to time may be changed by amendment to the Association's Bylaws, but at all times it shall be an odd number of three or more. The initial Directors named below shall serve until this Association's annual meeting. The term of office for the initial Directors shall be one year. Any Director may succeed himself or herself in office. Directors shall be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

<u>Name</u>	<u>Address</u>
David Irwin	16527 Hutchison Road Odessa, Florida 33556
Richard Lackey	9403 135 th Street Seminole, Florida 33776
Sally Speer	19812 Gulf Blvd. Indian Shores, Florida 33785

ARTICLE IX

INCORPORATOR

The name and address of the incorporator is:

<u>Name</u>	<u>Address</u>
Joseph R. Cianfrone, Esquire	1964 Bayshore Boulevard Dunedin, Florida 34698

ARTICLE X

DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of members present at a meeting called for such purpose. Upon dissolution of this

Association in any manner other than incident to a merger or consolidation, all of this Associations assets must be evenly distributed to al contributing Association members. In no event, however, may any assets inure to the benefit of any member or other private individual.

ARTICLE XI

DURATION

This Association shall exist perpetually.

ARTICLE XII

BYLAWS

This Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be altered, amended, or rescinded with the approval of two-thirds (2/3) of voting members present and voting, except as to those provisions for amendment to the Bylaws which are provided in the Declaration in which case those provisions shall control such amendments.

ARTICLE XIII

AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval of two-thirds (2/3) of the voting members present and voting, except as to those provisions for amendment to the Bylaws which are provided in the Declaration in which case those provisions shall control such amendments.

ARTICLE XIV

INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporation of this Association, have executed these Articles of Incorporation this 13 day of October, 2009.



Joseph R. Cianfrone, Esquire

STATE OF FLORIDA
COUNTY OF PINELLAS

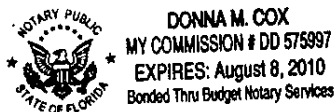
BEFORE ME, the undersigned authority, this day personally appeared Joseph R. Cianfrone, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of PIPER'S RUN CONDOMINIUM ASSOCIATION, INC., and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein.

WITNESS my hand and official seal this 13 day of October, 2009.



NOTARY PUBLIC

My Commission Expires:



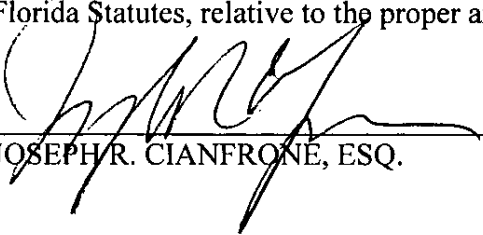
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA
AND
NAMING THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

PIPER'S RUN CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office as indicated in its Articles of Incorporation, and the address of its registered agent as:

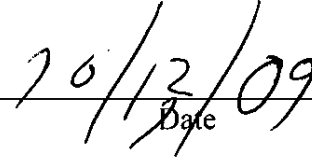
Joseph R. Cianfrone, Esquire
Joseph R. Cianfrone, P.A.
1964 Bayshore Boulevard
Dunedin, Florida 34698

ACCEPTANCE

Having been named to accept service of process for the foregoing 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, including the duties and obligations imposed by Chapter 617, Florida Statutes, relative to the proper and complete performance of my duties.



JOSEPH R. CIANFRONE, ESQ.



Date

M:\PipersRun\ArticlesofIncorporation.1009.doc

APPROVED
AND
FILED

09 OCT 16 PM 4:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA