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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOV 20 2009
D. A. WHITE

MARK R. LEWIS, P.A.
ATTORNEY AT LAW
FIRST BANK COMPLEX
6830 CENTRAL AVE., SUITE D
ST. PETERSBURG, FLORIDA 33710

MARK R. LEWIS, SR.

PHONE 727-381-1946
FAX 727-384-4633

November 2, 2009

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

RE: Park Pavilion Condominium Association, Inc., a new Florida Corporation

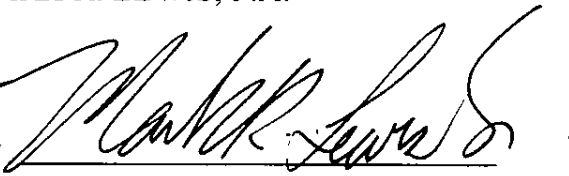
Gentlemen:

Please find enclosed original and one copy of Articles of Incorporation for Park Pavilion Condominium Association, Inc., together with check for \$78.75 to cover costs.

Please return one certified copy of the Articles in care of the undersigned.

Yours very truly,

MARK R. LEWIS, P.A.

By 
Mark R. Lewis, Sr.

MRL/

Encls.

cc: Mariano E. Cibrán w/o enc.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

November 5, 2009

MARK R. LEWIS, SR.
6830 CENTRAL AVE., SUITE D
ST PETERSBURG, FL 33707

SUBJECT: PARK PAVILION CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W09000049242

We have received your document for PARK PAVILION CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Your document is being returned as requested.

An effective date may be added to the Articles of Incorporation if a 2010 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

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) 245-6933.

Dale White
Regulatory Specialist II
New Filing Section

Letter Number: 009A00034928

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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RECEIVED

ARTICLES OF INCORPORATION
OF
PARK PAVILION CONDOMINIUM ASSOCIATION, INC.

FILED
2001 NOV 18 A 10:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A Corporation Not For Profit

In order to form a corporation under the laws of Florida for the formation of a Corporation not for profit, we, the undersigned, associate ourselves into a corporation (the "Condominium Association") for the purposes and with the powers specified; and to that end, do, by these Articles of Incorporation (the "Articles"), set forth:

ARTICLE ONE - NAME AND MAILING ADDRESS

The name of the Corporation is Park Pavilion Condominium Association, Inc. The mailing address for the corporation is 4201 Bayshore Blvd, Unit 904, Tampa FL 33611.

ARTICLE TWO - TERM OF EXISTENCE

The corporation shall have perpetual existence.

ARTICLE THREE - PURPOSE

The purposes and objects of the Condominium Association shall be to administer the operation and management of Park Pavilion, a Condominium (the "Condominium"); to be established; as a condominium in accordance with the Florida Condominium Act (the "Act") upon land situated in Pinellas County, Florida (the "Land"), and to perform the acts and duties incident to operation and management of the Condominium in accordance with the provisions of these Articles, the Bylaws of the Condominium Association which will be adopted (the "Bylaws"), and the Declaration of Condominium (the "Declaration"), which will be recorded in the Public Records of Pinellas County, Florida if, as and when the Land, and

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the improvements constructed on it, are submitted to condominium form of ownership; and to own, operate, encumber, lease, manage, sell, convey, exchange; and otherwise deal with the Land, the improvements and such other property, and/or personal, as may be or become part of the Condominium (the "Condominium Property") to the extent necessary or convenient in the administration of the Condominium. The Condominium Association shall be conducted as a non-profit organization for the benefit of its' members.

ARTICLE FOUR - POWERS OF THE CORPORATION

The Condominium Association shall have the following powers:

- A All of the powers and privileges granted to corporations not for profit under the laws pursuant to which this corporation is chartered.
- B All of the powers of a Condominium Association as provided in Chapter 718 of the Florida Statutes and as that chapter may be hereafter amended.
- C All of the powers reasonably necessary to implement and effectuate the purposes of the Condominium Association, including, without limitation, the power, authority and right to:
 - 1 Make and establish reasonable rules and regulations governing use of the Units and Common Elements in and of the Condominium, as such terms are defined in the Declaration.
 - 2 Levy and collect assessments against members of the Condominium Association to defray the Common Expenses of the Condominium, as provided in the Declaration and the Bylaws; including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including the Units, which may be necessary or convenient in the operation and management of the, Condominium and in accomplishing the purposes set forth in the Declaration.
 - 3 Maintain, repair, replace, operate and manage the Condominium Property, including the right to reconstruct improvements after casualty and further to improve and add to the Condominium Property.



- 4 Contract for the management of the Condominium and, in connection therewith, to delegate powers and duties of the Condominium to the extent and in the manner permitted by the Declaration, the Bylaws, and the act.
- 5 Enforce the provisions of these Articles, the Declaration, the Bylaws, and all rules and regulations governing use of the Condominium which may from time to time be established.
- 6 Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed, upon the Condominium Association in the Declaration and the Act.

ARTICLE FIVE - MEMBERS AND QUALIFICATIONS

The qualification of members, the manner of their admission to and termination of membership, and voting by members shall be as follows:

- A The record Owners (as defined in the Declaration) of all Units in the Condominium from time to time shall be members of the Condominium Association, and no other persons, or entities shall be entitled to membership, except as provided for in Paragraph E, below.
- B Membership shall be established by the acquisition of fee title to a Unit in the Condominium, or by acquisition of a fee ownership interest therein, by voluntary conveyance or operation of law, and the membership of any person or entity shall be automatically terminated when such person or entity is divested of all title or ownership in such Unit; provided, that nothing contained in these Articles shall be construed as terminating the membership of any person or entity owning fee title to or a fee ownership interest in two or more Units at any time while such person or entity shall retain fee title to or a fee ownership interest in any Unit.
- C The interest of a member in the funds and assets of the Condominium Association, cannot be assigned, hypothecated, transferred or encumbered in any manner, except as an appurtenance to the Units owned by such member. The funds and assets of the Condominium Association shall be expended, held or used only for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the Bylaws.

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- D On all matters on which the membership shall be entitled to vote, there shall be one (1) and only one (1) vote for each Unit in the Condominium, which may vote may be exercised or cast by the Owner(s) of each unit as will be provided for in the Bylaws. Should any member own more than one unit, such member shall be entitled to exercise one (1) vote for each such Unit owned, in the manner provided in the Bylaws.
- E Until such time as the Condominium is established by recordation of a declaration of condominium therefore in the Public Records of Pinellas County, Florida, the membership of the Condominium Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote. After recording the Declaration for Phase One, the Developer shall be entitled to a membership for each unit owned by it in Phase One and for each unit planned in Phase Two. After submitting Phase Two for Condominium ownership, the Developer, as long as it owns the units in that Phase Two, shall be entitled to a membership, and therefore a vote, for each unit submitted to Condominium ownership and owned by it.

ARTICLE SIX - PRINCIPAL OFFICE

The principal office of the Condominium Association shall be located in Florida, but the Condominium Association may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Board of Directors.

ARTICLE SEVEN - MANAGEMENT

The affairs of the Condominium Association shall be managed by the President of the Condominium Association, assisted by the Vice President(s), Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, subject to the directions of the Board of Directors of the Condominium Association (the "Board of Directors"). The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Condominium and the affairs of the Condominium Association, and any and all such persons and/or entities may be so employed without regard to whether any such person or entity is a member of the Condominium Association or a Director or officer of the Condominium Association, as the case may be.

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ARTICLE EIGHT - DIRECTORS

The number of members on the first Board of Directors, who shall serve until their successors are designated by Developer or elected at the first annual meeting of the Condominium Association following recordation of the Declaration, shall be three (3). The number of members of succeeding Boards of Directors shall also be three (3), or as otherwise provided from time to time by the Bylaws, and they shall be elected by Developer or the members of the Condominium Association at the annual meetings of the membership as provided by the Bylaws.

The Directors shall have such duties and responsibilities as are specified at law and in the Bylaws and shall be elected as specified in the Bylaws.

ARTICLE NINE - OFFICERS

The Board of Directors shall elect and may by majority vote separate or remove from office the President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall deem advisable from time to time. The President shall be elected from the membership of the Board of Directors, but other Officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE TEN - INITIAL DIRECTORS

The names and addresses of the member of the first Board of Directors, who, subject to the provisions of the laws of Florida, these Articles and the Bylaws, shall hold office until the first annual meeting of the Condominium Association after recordation of the Declaration, and thereafter until their successors are selected and have qualified, are as follows:

Name	Address
Mariano E. Cibrán	4201 Bayshore Blvd Unit 904 Tampa, FL 33611

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Mariano D. Cibrán	850 Apalachee Dr. NE St. Petersburg, FL 33702
Michael A. Cibrán	4278 28th St. N. St. Petersburg, FL 33714

ARTICLE ELEVEN - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator of the Condominium Association is: Mark R. Lewis, Sr., 6830 Central Ave., Suite D, St. Petersburg, Florida 33707.

ARTICLE TWELVE - NAME AND ADDRESS OF INITIAL OFFICERS

The initial officers of the Condominium Association, who shall hold office until their successors are elected pursuant to these Articles and Bylaws, and have qualified, shall be the following:

Office	Officer
President	Mariano E. Cibrán
Secretary	Michael A. Cibrán

ARTICLE THIRTEEN - BY-LAWS

The original Bylaws of the Condominium Association shall be adopted by the approval of a majority of the subscribers to these Articles at a meeting at which each of the subscribers are present, and, thereafter, the Bylaws may be amended, altered, or rescinded as provided in the Bylaws.

ARTICLE FOURTEEN - INDEMNIFICATION

Every Director and every officer of the Condominium Association shall be indemnified by the Condominium Association to the maximum extent allowed by law against all expenses and liabilities, including attorney's and legal assistant's fees reasonably included by or imposed upon him in connection with any proceeding to which they may be a party, or



in which they may become involved, by reason of his being or having been a Director or officer of the Condominium Association, whether not they are a Director or officer at the time such expenses are incurred, except in such cases in which the Director or officer is adjudged guilty of willful misfeasance, malfeasance or nonfeasance in the performance of their duties; provided that, in the event of claim for reimbursement or indemnification pursuant to these Articles based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification shall apply only if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Condominium Association. Such approval shall not be unreasonably withheld, delayed or conditioned. 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.

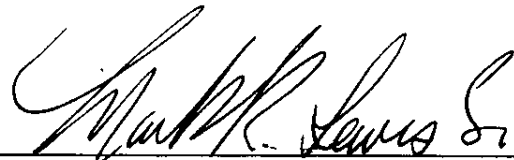
ARTICLE FIFTEEN - AMENDMENT OF ARTICLES

Subject to the Declaration, an amendment or amendments to these Articles, shall be made as provided in the Bylaws.

ARTICLE SIXTEEN - CONTRACTS

No contract or other transaction between the Corporation and any other corporation shall be affected by the fact that any Director of the Corporation is interested in, or is a Director or officer of, such other corporation, and any director, individually or jointly, may be a party to, or may be interested in, any contract or transaction of the Corporation or in which the Corporation is interested; and no contract or transaction of the Corporation with any person, firm or corporation shall be affected by the fact that any Director of the Corporation is a party in any way connected with such person, firm or corporation, and every person who may become a Director of the Corporation is hereby relieved from any liability that might otherwise exist from contracting with a corporation for the benefit of himself or any firm, association, or corporation in which he may be in any way interested.

IN WITNESS WHEREOF, I have subscribed my name this 12th day of November, 2009.



MARK R. LEWIS, Sr., Incorporator



STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12 day of NOVEMBER, 2009 by Mark R. Lewis, Sr. as incorporator of Park Pavilion Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced FWDL as identification and who did take an oath.



NOTARY PUBLIC

A handwritten signature of Carrie Kochen in black ink.

Print: CARRIE KOCHEN

My Commission Expires: 9/6/2013
(SEAL)

ACCEPTANCE BY REGISTERED AGENT

In compliance with Florida Statutes Sections 48.091 and 617.0501, the following is submitted:

Park Pavilion Condominium Association, Inc., desiring to organize as a corporation not for profit under the laws of the State of Florida, has designated 6830 Central Ave., Suite D, St. Petersburg, Florida 33707 as its initial Registered Agent Office and has named Mark R. Lewis, Sr. located at said address, as its initial Registered Agent.

A handwritten signature of Mark R. Lewis, Sr. in black ink.

Mark R. Lewis, Sr., Incorporator

Dated : 11/12/09

Having been named Registered Agent for the above stated Corporation, at the above

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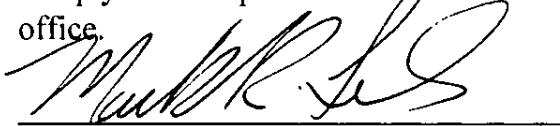
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stated Registered Agent Office, the undersigned accepts said appointment and agrees to comply with the provisions of Florida Statutes Section 48.091 relative to keeping open said office.



Mark R. Lewis, Sr., Registered Agent

Dated : 11/12/09

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