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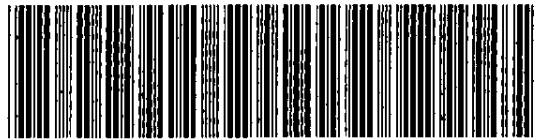
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: Clearview Oaks Condominium Association, Inc.
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: James R. DeFurio
Name (Printed or typed)

201 East Kennedy Blvd., Ste. 775
Address

Tampa, FL 33602
City, State & Zip

813-229-0160
Daytime Telephone number

jim@jamesdefurio.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

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2010 FEB 19 PM 2: 15

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
FOR
CLEARVIEW OAKS CONDOMINIUM ASSOCIATION, INC.

THE UNDERSIGNED INCORPORATOR, being a natural person competent to contract, for the purpose of forming a Condominium Association not-for-profit under the laws of the State of Florida, does hereby adopt, subscribe and acknowledge the following Articles of Incorporation.

ARTICLE I
NAME AND DEFINITIONS

The name of the Condominium Association shall be CLEARVIEW OAKS CONDOMINIUM ASSOCIATION, INC. ("Condominium Association"). All capitalized terms contained in this instrument shall have the same defined meaning as contained in the Declaration of Condominium, unless otherwise provided to the contrary.

ARTICLE II
PURPOSE AND POWERS

Section 1. Purpose. The purpose for which the Condominium Association is organized is to provide an entity for the operation and governance of CLEARVIEW OAKS CONDOMINIUMS, A CONDOMINIUM (the "Condominium"), located upon lands in Pinellas County, Florida, said property being described in the duly recorded Declaration of Condominium applicable thereto.

The Condominium Association shall not be operated for profit and shall make no distribution of income to its members, directors or officers.

Section 2. Powers. The Association shall have all of the powers and duties contemplated in the Declaration and the Condominium Act, together with all powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium as it may be amended from time to time and such other documents or agreements that may exist from time to time pertaining to the Condominium. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration of Condominium, the By-Laws and the Condominium Act, provided that in the event of conflict, the provisions of the Condominium Act shall control over those of the Declaration of Condominium and By-Laws.

ARTICLE III
TERM

The term for which this Condominium Association shall exist shall be perpetual. In the event the Condominium Association is dissolved, the Condominium Association shall ensure that the maintenance of the surface water management system, is delegated, transferred or assigned to a similar not-for-profit Condominium Association.

ARTICLE IV
INCORPORATOR

The name and address of the incorporator of this Condominium Association is as follows:

James R. DeFurio, Esquire

Cianfrone & DeFurio
James R. DeFurio, P.A.
201 East Kennedy Blvd.
Suite 775
Tampa, Florida 33602

ARTICLE V OFFICERS

The officers of the Condominium Association shall be a President, Vice President, Secretary and Treasurer and such other officers as the Board of Directors may from time to time determine. The officers of this Condominium Association shall be elected for a term of 1 year (unless otherwise provided in the By-Laws), and until a successor shall be elected and qualified, by the Board of Directors at their organizational meeting following the annual meeting of the Condominium Association membership and in accordance with the provisions provided therefore in the By-Laws of the Condominium Association. The first officers shall be elected at the first Board meeting.

ARTICLE VI DIRECTORS

The affairs of the Condominium Association shall be managed by a Board of Directors composed of five (5) directors. The Board of Directors, by a majority vote, may increase or decrease the number of Directors, but at no time shall there be less than three (3), or more than seven (7) directors. All directors shall be elected at the annual membership meeting of the Association.

The first Board of Directors shall be comprised of five (5) persons who shall serve until the next annual meeting. The names and addresses of the members of the Board of Directors who shall serve as the first Directors are:

Jack Galico, Sr.
4042 55th Way N. Apt. 1025
Kenneth City, FL 33709

Deborah Pool
4300 58th Street N Apt. 2009
Kenneth City, FL 33709

Jon Parkyn
4042 55th Way N. Apt. 919
Kenneth City, FL 33709

Earl Gower
4151 55th Way N. Apt.# 1055
Kenneth City, FL 33709

Natalie L. TeSelle
4300 58th Street N. Apt.# 2005
Kenneth City, FL 33709

At the next annual meeting five (5) Directors shall be elected to serve staggered terms but only after a majority of the total voting interests vote for staggered terms in accordance with Section

718.112(2) (d), Florida Statutes. Three (3) Directors shall be elected to serve terms of two (2) years, and two (2) Directors shall be elected to serve a term of one (1) year. The three (3) candidates receiving the highest number of votes shall serve two (2) year terms, and the two (2) candidates receiving the next highest number of votes shall serve terms of one (1) year. At each annual meeting thereafter, all newly elected Directors shall serve for a term of two (2) years.

ARTICLE VII BY-LAWS

The initial By-Laws of the Condominium Association shall be adopted by a vote of the initial Board of Directors.

ARTICLE VIII MEMBERS

Membership in the Condominium Association shall automatically consist of and be limited to all of the record Owners of Units in the Condominium. Transfer of Unit ownership, either voluntary or by operation of law, shall terminate membership in the Condominium Association and said membership is to become vested in the transferee. If Unit ownership is vested in more than 1 person, then all of the persons so owning said Unit shall be members eligible to hold office, attend meetings, etc., but the Owner(s) of each Unit shall only be entitled to 1 vote as a member of the Condominium Association. The manner of designating voting members and exercising voting rights shall be determined by the By-Laws.

ARTICLE IX AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if there are members of the Association, the Board shall direct that it be submitted to a vote at a meeting of the members, which may be either the annual or a special meeting. If there are no members of the Association, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. - The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all members of the Association entitled to vote thereon.

ARTICLE X PRINCIPAL PLACE OF BUSINESS

The principal place of business of the Condominium Association shall be 720 Brooker Creek Blvd., Ste. 206, Oldsmar, Florida 34677, or at such other place or places as maybe designated from time to time.

ARTICLE XI
REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Condominium Association and the name of the initial registered agent at that address are:

James R. DeFurio, Esquire
Cianfrone & DeFurio
James R. DeFurio, P.A.
201 East Kennedy Blvd., Suite 775
Tampa, Florida 33602

ARTICLE XII
INDEMNIFICATION

The Condominium Association shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Condominium Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, the subscribing incorporator has hereunto set his hand and seal and caused these Articles of Incorporation to be executed this 18 day of February, 2010.


James R. DeFurio, Incorporator

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on this 18th day of February, 2010, by Allison J. Brandt, being known to be to be the person who executed the foregoing Articles of Incorporation of Clearview Oaks Condominium Association, Inc., and who is personally known to me.

My commission expires:

(AFFIX NOTARY SEAL)


(Signature)

Name: Kristyn Sutton
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Kristyn Sutton
Commission # DD674151
Expires: MAY 14, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

FILED
2010 FEB 19 PM 2:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA