

# N10759

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(Requestor's Name)

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☐ PICK-UP

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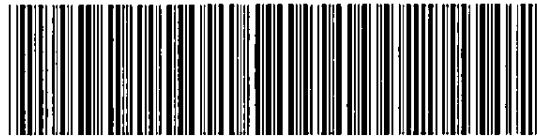
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Ronald R. Goller  
Attorney at Law

N10739

2026 Northwood Plaza  
2531 Landmark Drive  
Clearwater, Florida 33519  
(813) 796-5729

July 22, 1985

Corporation Records Bureau  
Division of Corporations  
Department of State  
P.O. Box 6327  
Tallahassee, Florida 32301

FILED  
1985 JUL 20 11:27  
SECRETARIAL DIVISION  
TALLAHASSEE, FLORIDA

Re: Meadow Oaks Master Association, Inc. a corporation not for profit

Dear Sir:

VALIDATION NEXT PAGE

Enclosed herewith please find the original and one (1) copy of the Articles of Incorporation for the above referenced corporation not for profit, together with my Check No. 2300 in the amount of \$38.00 for the following items:

|                      |         |
|----------------------|---------|
| Filing Fee           | \$30.00 |
| Certified Copy Fee   | 5.00    |
| Registered Agent Fee | 3.00    |

TOTAL: \$38.00

Also enclosed please find an executed certificate in compliance with Section 48.091, Florida Statutes.

Thank you for your courtesy in this matter.

Very truly yours,

*[Signature]*

|      |                  |
|------|------------------|
| File | Ronald R. Goller |
| By   | RRG:sg           |
| Date | Encls.           |
| By   | ORG 8-20         |
| Date | ORG              |
| By   | KEG              |
| Date | 10/22            |

NON-PROFIT CORP.

|          |      |
|----------|------|
| FILING   | \$30 |
| C. COPY  | 5    |
| R. AGENT | 3    |
| TOTAL    | \$38 |
| PAID     |      |

3,45,46,152 N10739



FLORIDA DEPARTMENT OF STATE

George Firestone  
Secretary of State

D.W. McKinnon, Director  
Division of Corporations  
904/488-9636

Mrs. Nettie Sims, Chief  
Bureau of Corporate Records  
904/488-9383

August 1, 1985

Ronald R. Goller, Esquire  
202E Northwood Plaza  
2531 Landmark Drive  
Clearwater, Florida 33519

SUBJECT: MEADOW OAKS MASTER ASSOCIATION, INC.  
Reference: W21810

Dear Mr. Goller:

We have received your document for the above corporation and your check(s) totaling \$38.00. However, the document has not been filed and is being returned for the following:

Please sign the unsigned check and return it along with a copy of this letter to ensure your check is properly credited.

Please attached Exhibit "A" to your corrected document. You refer to this Exhibit in Article V of your document.

Please let us have a response to this letter within the next sixty days. If you have questions concerning the filing of your document, please call (904) 488-9005.

Sincerely,

*Brenda Tadlock*  
Brenda Tadlock  
Corporate Document Supervisor  
Non-Profit Section

BLT:blt

FILED  
E05 AUG 20 AM 11:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

BALANCE DUE \$38.00  
REFUND

FILED

AUG 20 11:27

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

MEADOW OAKS MASTER ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being all residents of the State of Florida and 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

DEFINITIONS

Section 1. "Apartment" shall mean and refer to a dwelling unit within a multi-family building under common ownership, the dwelling units of which are leased to their occupants and shall not refer to Units (as hereinafter defined).

Section 2. "Articles" shall mean and refer to these Articles of Incorporation of the Association (as hereinafter defined), including any and all amendments or modifications thereof.

Section 3. "Association" shall mean and refer to Meadow Oaks Master Association, Inc., a Florida corporation not for profit, its successors and assigns.

Section 4. "Board of Directors" shall mean and refer to the Association's Board of Directors.

Section 5. "By-Laws" shall mean and refer to the By-Laws of the Association, including any and all amendments or modifications thereof.

Section 6. "Common Area" shall mean and refer to all real property, including the improvements thereto, owned from time to time by the Association for the common use and enjoyment of the Owners.

Section 7. "Common Expense" shall mean and refer to any expense for which a general and uniform assessment may be made against the Owners (as hereinafter defined) and shall include, but in no way be limited to, the expenses of upkeep and maintenance of the Common Areas, Greenbelts (as hereinafter defined), medians and shoulders of publicly dedicated collector and arterial roadways, exterior surfaces of certain boundary walls and entrance signs, and street lighting on publicly dedicated collector and arterial roadways, clubhouse and various recreational facilities.

Section 8. "County" shall mean and refer to Pasco County, Florida.

Section 9. "Declarant" shall mean and refer to Meadow Oaks Development Corp., a Florida corporation, its successors and assigns. It shall not include any person or party who purchases a Lot, Unit or Parcel (as those terms are hereinafter defined) from Meadow Oaks Development Corp., however, unless such purchaser is specifically assigned as to such property by separate instrument recorded in the County, some or all of the rights held by Meadow Oaks Development Corp., as Declarant hereunder with regard thereto.

Section 10. "Declaration" shall mean and refer to the Master Declaration of Covenants, Conditions and Restrictions for Meadow Oaks, and any amendments or modifications thereof hereafter made from time to time.

Section 11. "FHA" shall mean and refer to the Federal Housing Administration.

Section 12. "FNMA" shall mean and refer to the Federal National Mortgage Association.

Section 13. "GNMA" shall mean and refer to the Government National Mortgage Association.

Section 14. "Greenbelt" shall mean and refer to any areas designated as greenbelt, conservation or preservation areas as designated on the Master Plan (as hereinafter defined) or any recorded Plat or any portion of the Properties (as hereinafter defined).

Section 15. "Institutional Lender" shall mean and refer to any bank, insurance company, VA or FHA approved mortgage lending institution, FNMA, GNMA, recognized pension fund investing in mortgages, or federal or state savings and loan association.

Section 16. "Institutional Mortgage" shall mean and refer to any mortgage by an Institutional Lender.

Section 17. "Lot" shall mean and refer to the least fractional part of the subdivided lands within any duly recorded plat of any subdivision made subject hereto and which has limited fixed boundaries and an assigned number, letter or other name through which it may be identified and is intended to be improved with a residential structure; provided, however, that "Lot" shall not mean any Common Area.

Section 18. "Master Plan" shall mean and refer to the overall Master Development Plan for Meadow Oaks on file with the planning or zoning departments of the County, including any amendments, revisions or modifications to said Master Plan.

Section 19. "Meadow Oaks" shall mean and refer to the real property described in Exhibit "B" to the Declaration and such additions thereto as may hereafter be made pursuant to the Declaration; provided, however, that such additions, if any, shall be only from the lands described in Exhibit "A" to the Declaration.

Section 20. "Owner" means the fee simple owner or owners of a Lot, other than Declarant.

Section 21. "Parcel" shall mean and refer to any part of Meadow Oaks other than the Common Area, Lots, Units, dedicated streets and roads, and land owned by a governmental body or agency or public utility company, whether or not such Parcel is developed or undeveloped, and without regard to the use or proposed use of such Parcel. Any Parcel, or part thereof, however, for which a subdivision plat has been filed of record or for which a declaration of condominium or cooperative documents have been filed of record shall, as to such portion, cease being a Parcel, or part thereof, and shall become Lots or Units, as appropriate.

Section 22. "Properties" shall mean and refer to the real property described in Exhibit "A" to the Declaration.

Section 23. "Publicly dedicated arterial and collector streets" shall mean and refer to all such streets within Meadow Oaks except those portions of streets contained within and which are exclusively internal to any subdivision, condominium, cooperative or apartment within Meadow Oaks.

Section 24. "Special Expenses" shall mean and refer to expenses which are to be borne only by one or more classes of members other than Class A members as defined in the Declaration.

Section 25. "Unit" shall mean and refer to a condominium parcel, as that term is defined in Chapter 718, Florida Statutes (1983), pursuant to a recorded declaration of condominium and a cooperative unit, as that term is defined in Chapter 719, Florida Statutes, pursuant to recorded cooperative documents.

Section 26. "VA" shall mean and refer to Veterans Administration.

Section 27. "Voting Member" shall mean and refer to the Owner authorized to cast the vote for a Lot, Unit or Parcel as set forth in the Declaration.

Section 28. "Interpretation". Unless the context otherwise requires, the use herein of the singular shall include the plural and vice versa; the use of one gender shall include all genders; and the use of the term "including" shall mean "including without limitation". The headings used herein are for indexing purposes only and shall not be used as a means of interpreting or construing the substantive provisions hereof.

## ARTICLE II

### NAME

The name of this corporation is Meadow Oaks Master Association, Inc., hereafter called the "Association".

## ARTICLE III

### OFFICE

The initial principal office of this Association shall be located at 327-1/2 Jasmine Boulevard West, Port Richey, Florida 33568, which office may be changed from time to time by action of the Board of Directors.

## ARTICLE IV

### REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association shall be 202E Northwood Plaza, 2531 Landmark Drive, Clearwater, Florida 33519. The name of the Association's initial registered agent at such address shall be Ronald R. Goller.

## ARTICLE V

### PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the residents within the property described on Exhibit "A" attached hereto and made a part hereof by reference, herein called "Meadow Oaks", and any additions thereto as may hereafter be brought within the jurisdiction of this Association. The purposes of this Association shall include, without limitation of the foregoing, the maintenance of the Common Areas and certain other land within Meadow Oaks, and carrying out, enforcing and otherwise fulfilling its rights and responsibilities under and pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for Meadow Oaks now or hereafter recorded among the Public Records of Pasco County, Florida, and any amendments or modifications thereof, herein together called the "Declaration". The recording of an Amendment to the Declaration from time to time, as permitted by said Declaration, for the purpose of adding additional land shall

automatically, and without need of amendment to these Articles of Incorporation or approval or consent of the Association or its members, bring such additional land within the jurisdiction of this Association and Meadow Oaks. Any amendment to the Articles of Incorporation filed to reflect such additional land shall not require consent or approval of the members of the Association and shall be required to be executed only by the President and Secretary of the Association. Reference herein to the "Master Plan" shall mean and refer to the Master Development Plan for Meadow Oaks on file with and approved by the planning and department zoning department of the County, as such Plan may be amended or modified from time to time. All terms defined in the Declaration shall have the same meaning as set forth in the Declaration when used herein, such Declaration as amended from time to time, being incorporated herein by reference. For the foregoing purposes, this Association is empowered to:

(a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration;

(b) fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration and pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all license fees, taxes, or governmental charges levied or imposed against the real or personal property of this Association;

(c) acquire, either by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, or otherwise dispose of real or personal property in connection with the affairs of this Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each Class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell, or transfer in fee simple all or any part of this Association's property to any public bodies or governmental agencies or authorities, or public or private utility companies for such purposes and subject to such conditions as may be agreed to by two-thirds (2/3) vote of each Class of members; provided, however, no such approval shall be required in order to convey property for use as a well site or pumping station, lift station, retention pond or such other incidental or related use.

(f) grant easements as to the Common Areas to public and private utility companies, and to public bodies or governmental agencies or other entities or persons, without cost or charge, where convenient, desirable or necessary in connection with the development of Meadow Oaks, and the providing of utility and other services thereto;

(g) participate in mergers and consolidations with other corporations not for profit organized for similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each Class of members;

(h) annex additional real property in accordance with the provisions of the Declaration, which such annexations, when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties, and membership of the Association to the real property thereby annexed;

(i) from time to time adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Common Areas, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation;

(j) contract for the maintenance and management of the Common Areas, and to authorize a management agent to assist the Association in carrying out its powers and duties under the Declaration; and

(k) have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise.

#### ARTICLE VI

##### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, Unit or Parcel which is subject by the provisions of the Declaration to assessment by this Association, including contract sellers, shall be a member of this Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership, as defined above, shall be the sole qualification for membership. When any Lot, Unit or Parcel is owned of record by two or more persons or other legal entity, all such persons or entities shall be members. An Owner of more than one (1) such Lot, Unit or Parcel shall be entitled to one (1) membership for each Lot, Unit or Parcel which is subject to the provisions of the Declaration, but shall be automatically transferred by the conveyance of that Lot, Unit or Parcel. Meadow Oaks Development Corp., a Florida corporation, herein called the "Declarant", shall be a member of the Association so long as it owns one (1) or more Lots, Units or Parcels.

#### ARTICLE VII

##### VOTING RIGHTS

Section 1. General Membership. Every Owner of a Lot, Unit or Parcel which is subject to assessment shall be a member of the Association, subject to and bound by these Articles of Incorporation, By-Laws, rules and regulations, and the Declaration. The foregoing does not include persons or entities who hold a leasehold interest except a cooperative leasehold interest pursuant to Chapter 719, Florida Statutes or a condominium leasehold interest of more than fifty (50) years pursuant to Chapter 718, Florida Statutes, and also does not include an interest merely as security for the performance of an obligation. Ownership, as defined above, shall be the sole qualification for membership. When any Lot, Unit or Parcel is owned of record by two (2) or more persons or other legal entities, all such persons or entities shall be members. An Owner of more than one (1) Lot, Unit or Parcel shall be entitled to one membership for each Lot, Unit or Parcel owned by him. Membership shall be appurtenant to and may not be separated from ownership of any Lot, Unit or Parcel which is subject to assessment, and it shall be automatically transferred by conveyance of that Lot, Unit or Parcel. The Declarant shall also be a member so long as it owns one (1) or more Lots, Units or Parcels.

Section 2. Voting Members. As to each Lot, Unit or Parcel owned by one (1) or more Owners, there shall be filed with the Secretary of the Association a "Voting Member Designation Certificate" which shall name one (1), and only one (1), of the Owners of such Lot, Unit or Parcel as the "Voting Member" for that Lot, Unit or Parcel. Such Certificate shall be signed by all of the Owners of such Lot, Unit or Parcel and shall, upon filing with the Secretary of the Association, be effective until a new Certificate is subsequently duly executed by all Owners and filed with the Secretary of the Association. Only the person named in such Certificate, or their duly appointed proxy, shall be allowed to cast a vote for the subject Lot, Unit or Parcel. A



Lot, Unit or Parcel which does not have on record with the Secretary of the Association a valid Voting Member Designation Certificate shall not be entitled to a vote; nor shall such Lot, Unit or Parcel be counted as existing for the purposes of determining any percentages or fractions for voting purposes or for total outstanding votes or quorums under the Declaration or for this Association.

Section 3. Classes of Memberships Established. The Association shall have not more than four (4) classes of membership, as follows:

(a) Class A Membership. Every Owner of a Lot, Unit or Parcel which is within Meadow Oaks shall be a Class A member of the Association unless made a Class B or Class C member pursuant to the Declaration.

(b) Class B Membership. The Declarant may establish, from time to time, Class B memberships which shall be composed of the Owners of Lots, Units or Parcels within certain specific areas within Meadow Oaks (but not Meadow Oaks as a whole). Such Class B members shall have all of the rights, privileges and obligations of the Class A members and, in addition, may have rights, privileges and obligations which the Class A members do not have. Such Class B memberships shall be established by the Declarant recording in the Public Records of the County an instrument which creates the Class B membership for Owners of Lots, Units or Parcels within a specific portion of Meadow Oaks, which specific portion shall be described in said instrument. Class B membership shall be appurtenant to and may not be separated from ownership of any Lot, Unit or Parcel for which a Class B membership has been established. When fee simple title to a Class B Lot, Unit or Parcel is held by more than one (1) person or entity, all such persons or entities shall be Class B members.

(c) Class C Membership. The Declarant may establish, from time to time, Class C memberships which shall be composed of the Owners of Lots, Units or Parcels within certain specific areas within Meadow Oaks (but not Meadow Oaks as a whole). Such Class C members shall have all of the rights, privileges and obligations of the Class A and Class B members and, in addition, may have rights, privileges and obligations which the Class A and Class B members do not have. Such Class C memberships shall be established by the Declarant recording in the Public Records of the County an instrument which creates the Class C membership for Owners of Lots, Units or Parcels within a specific portion of Meadow Oaks, which specific portion shall be described in said instrument. Class C membership shall be appurtenant to and may not be separated from ownership of any Lot, Unit or Parcel for which a Class C membership has been established. When fee simple title to a Class C Lot, Unit or Parcel is held by more than one (1) person or entity, all such persons or entities shall be Class C members.

(d) Class D Membership. The Declarant shall be the Class D member of the Association until such Class D membership is converted to Class A, Class B or Class C memberships, at Declarant's option, as hereinafter set forth. The Class D membership shall cease and be converted to Class A, Class B or Class C memberships on the happening of any of the following events, whichever earlier occurs:

1. When the total votes outstanding in the Class A, Class B or Class C memberships combined equals the total votes outstanding in the Class D membership; or
2. On December 31, 1995; or
3. When the Declarant waives in writing its right to Class D membership.

Notwithstanding the foregoing, if at any time or times subsequent to any such conversion, additional land other than Common Areas is added by the Declarant to Meadow Oaks pursuant to the Declaration, such additional land shall automatically be and become Class D Lots, Units or Parcels, as appropriate. In addition, if following such addition of land, the total votes allocable to all Lots, Units or Parcels then owned by the Declarant (calculated as if all such Lots, Units or Parcels are Class D, whether or not they are) shall exceed the remaining total votes outstanding in the remaining Class A, Class B or Class C memberships collectively (i.e., excluding the Declarant), then any Lots, Units or Parcels owned by the Declarant shall automatically be converted to Class D Lots, Units or Parcels. Any such conversion shall not occur, however, if either occurrence (2) or (3) above shall have taken place.

(e) Voting for Classes A, B and C. The Owners of any Lot, Unit or Parcel who are either Class A, Class B or Class C members pursuant to the Declaration shall have one (1) vote for each Lot, Unit or Parcel owned by them subject, however, to the requirements and limitations set forth in Section 2 of this Article. Notwithstanding the foregoing, with respect to any voting concerning the rights, duties and obligations of Class B members or Class C members which are greater than the rights, duties or obligations of the Class A members, only the Class B and Class C members being affected thereby shall have a right to vote, subject to the requirements and limitations set forth in Section 2 of this Article.

(f) Voting for Class D. The Class D member shall, as to all Lots, Units and Parcels owned by it within Meadow Oaks (hereafter respectively referred to as Class D Lots, Class D Units and Class D Parcels), have the following voting rights:

1. The Declarant shall be entitled to three (3) votes for each Class D Lot.

2. The Declarant shall be entitled to two and one-fourth (2-1/4) votes for each Class D Unit.

3. The Declarant shall be entitled to ten and one-half (10-1/2) votes per acre or fraction thereof for each Class D Parcel designated on the Master Plan for patio homes, RPD, or PUD.

4. The Declarant shall be entitled to forty-five (45) votes per acre for each Class D Parcel designated on the Master Plan for apartments.

If a Class D Parcel designated for apartments is developed as Units or Lots, then any portions so developed shall cease being a Class D Parcel or part thereof and shall be Class D Lots or Class D Units, as appropriate, and the Class D member shall be entitled to vote as provided in 1 or 2 of this Subsection (f). If a Parcel designated for apartments is developed as rental apartments, upon commencement of construction of such improvements, it shall be entitled to vote as hereafter provided. A Class D Parcel designated for either patio homes or apartments on which construction of rental apartments has commenced shall be entitled to three-fourths (3/4) of one (1) vote for each apartment unit to be contained within the building or buildings to be constructed on the Parcel whether or not such apartment unit is then completed or occupied. In the event the use of any Class D Parcel as developed shall differ from its use as designated on the Master Plan, such actual use shall determine the voting rights for such Parcel.

(g) Computation of Class D Acreage. Where votes of the Class D member are determined by the acreage in a Parcel, the votes shall be calculated by multiplying the acreage of the Parcel by the number of votes per acre, and rounding to the nearest whole number. Acreage shall be as determined in good faith by the Secretary of the Association.

## ARTICLE VIII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors initially composed of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment to the By-Laws of this Association but shall never be less than three (3). The Directors shall be divided into three (3) classes: Class A, Class B and Class C. The term of office for all Directors shall be three (3) years, except that the term of office of the initial Class A Director shall expire at the first annual meeting of the members, the term of office of the initial Class B Director shall expire at the second annual meeting of the members, and the term of office of the initial Class C Director shall expire at the third annual meeting of the members. The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

| <u>NAME</u>       | <u>ADDRESS</u>                                               |
|-------------------|--------------------------------------------------------------|
| CLASS A DIRECTOR  |                                                              |
| Richard Meitz     | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |
| CLASS B DIRECTOR  |                                                              |
| Charles Retchless | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |
| CLASS C DIRECTOR  |                                                              |
| David Smith       | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |

## ARTICLE IX

### OFFICERS

The names and addresses of the officers of this Association who, subject to these Articles of Incorporation and the By-Laws of this Association and the laws of the State of Florida, shall hold office for the first year of the existence of this Association, or until an election is held by the Directors of this Association for the election of officers following the first annual members meeting, if earlier, and until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

| <u>NAME</u>       | <u>OFFICE</u>  | <u>ADDRESS</u>                                           |
|-------------------|----------------|----------------------------------------------------------|
| David Smith       | PRESIDENT      | 327-1/2 Jasmine Blvd. West<br>Port Richey, Florida 33568 |
| Charles Retchless | VICE-PRESIDENT | 327-1/2 Jasmine Blvd. West<br>Port Richey, Florida 33568 |
| Richard Meitz     | SECRETARY      | 327-1/2 Jasmine Blvd. West<br>Port Richey, Florida 33568 |
| Richard Meitz     | TREASURER      | 327-1/2 Jasmine Blvd. West<br>Port Richey, Florida 33568 |

Thereafter, officers shall be elected at the Board of Directors meeting next following each annual meeting of members. Officers need not be members of the Association.

## ARTICLE X

### SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

| <u>NAME</u>       | <u>ADDRESS</u>                                               |
|-------------------|--------------------------------------------------------------|
| David Smith       | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |
| Charles Retchless | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |
| Richard Meitz     | 327-1/2 Jasmine Boulevard West<br>Port Richey, Florida 33568 |

## ARTICLE XI

### DISSOLUTION

This Association may be dissolved with the assent given in writing and signed by Voting Members entitled to cast not less than two-thirds (2/3) of the votes of each Class of members. Upon dissolution of this Association, other than incident to a merger or consolidation, the assets of this Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to any corporation not for profit, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any member or other private individual.

## ARTICLE XII

### DURATION

This Association shall exist perpetually.

## ARTICLE XIII

### BY-LAWS

The By-Laws of this Association shall be initially adopted by the Board of Directors. Thereafter, the By-Laws shall be altered, amended, or rescinded by a majority vote of the Board of Directors.

## ARTICLE XIV

### AMENDMENTS

These Articles may be amended by an affirmative vote of the Voting Members entitled to cast not less than two-thirds (2/3) of the votes of each Class of members.

## ARTICLE XV

### INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association to the fullest extent of the law against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed on him in connection with any proceeding or settlement or any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred.

ARTICLE XVI

INTERPRETATION

Express reference is hereby made to the terms, provisions, definitions, and rules of interpretation contained in the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, therefore, to the extent not prohibited by law, the provisions of these Articles of Incorporation shall be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results with the provisions of the Declaration.

ARTICLE XVII

PHA OR VA APPROVAL

As long as there is a Class D member, the following actions will require the prior approval of the PHA or the VA:

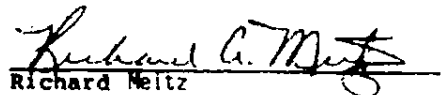
1. Annexation of additional land to Meadow Oaks;
2. Dedication of Common Areas;
3. Amendment of these Articles of Incorporation;
4. Dissolution of the Association; and
5. Amendment of the Declaration.

Such approval need not be evidenced in writing and the recording, filing or dedication, as appropriate, shall be presumed to have such approval when made.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the subscribers of this Association, have executed these Articles of Incorporation this 6th day of November, 1984.

  
David Smith

  
Charles Retchless

  
Richard Meitz

STATE OF FLORIDA     )  
                              ) SS  
COUNTY OF PASCO    )

BEFORE ME, the undersigned authority, on this 6th day of November, 1984, personally appeared DAVID SMITH, CHARLES RETCHLESS and RICHARD MEITZ, to me well known to be the persons described in and who signed the foregoing Articles of Incorporation and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Feb. 9, 1988

WES-002-01/483201/28

FILED

1985 AUG 20 AM 11:28

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE  
FOLLOWING IS SUBMITTED:

FIRST, THAT MEADOW OAKS MASTER ASSOCIATION, INC., DESIRING  
TO ORGANIZE OR QUALIFY UNDER THE LAW OF THE STATE OF FLORIDA,  
WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE CITY OF PORT RICHEY,  
STATE OF FLORIDA, HAS NAMED RONALD R. GOLLER, LOCATED AT 202E  
NORTHWOOD PLAZA, 2531 LANDMARK DRIVE, CITY OF CLEARWATER, STATE  
OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE  
STATE OF FLORIDA.

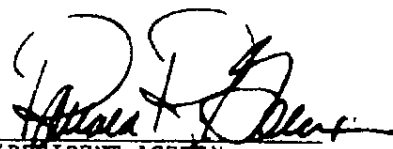
SIGNATURE: 

(CORPORATE OFFICER)

TITLE: President

DATE: 11/6/84

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: 

(RESIDENT AGENT)  
RONALD R. GOLLER

DATE: 11/19/84

FILED

1985 AUG 20 AM 11:28

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DESCRIPTION

STATE OF FLORIDA

COUNTY OF PASCO

THE UNDERSIGNED OWNER OF LANDS SHOWN OF THIS PLAT TO BE KNOWN AS CYPRESS RUN AT MEADOW OAKS, A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, SOUTH 89°26'19" EAST, 967.56 FEET; THENCE NORTH 45°08'45" EAST, 227.99 FEET; THENCE NORTH 02°52'48" WEST, 68.95 FEET; THENCE NORTH 41°22'39" WEST, 116.46 FEET; THENCE NORTH 46°27'51" EAST, 91.32 FEET; THENCE NORTH 37°06'10" EAST, 61.88 FEET; THENCE NORTH 35°50'00" EAST, 180.00 FEET; THENCE NORTH 30°31'22" EAST, 121.55 FEET; THENCE NORTH 03°35'41" EAST, 85.64 FEET; THENCE NORTH 80°33'35" EAST, 359.92 FEET; THENCE 313.36 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 225.00 FEET, A CHORD OF 294.02 FEET, AND A CHORD BEARING OF NORTH 45°21'17" EAST; THENCE NORTH 10°09'00" EAST, 108.37 FEET; THENCE 138.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 715.00 FEET, A CHORD OF 137.89 FEET, AND A CHORD BEARING OF NORTH 04°37'00" EAST; THENCE NORTH 00°55'00" WEST, 104.61 FEET, THENCE SOUTH 89°05'00" WEST, 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°55'00" EAST, 104.61 FEET; THENCE 124.58 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 645.00 FEET, A CHORD OF 124.39 FEET, AND A CHORD BEARING OF SOUTH 04°37'00" WEST; THENCE SOUTH 10°09'00" WEST, 108.37 FEET; THENCE NORTH 75°59'08" WEST, 38.12 FEET; THENCE NORTH 60°15'15" WEST, 326.82 FEET; THENCE NORTH 01°55'00" EAST, 345.89 FEET; THENCE SOUTH 88°05'00" EAST, 136.76 FEET; THENCE SOUTH 28°49'43" EAST, 9.34 FEET; THENCE 22.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 42.00 FEET, A CHORD OF 22.27 FEET, AND A CHORD BEARING OF NORTH 76°32'39" EAST; THENCE NORTH 70°52'27" EAST, 154.55 FEET; THENCE SOUTH 08°55'00" EAST, 120.00 FEET; THENCE 106.81 FEET ALONG THE ARC OF A CURVE TO THE WEST HAVING A RADIUS OF 765.00 FEET, A CHORD OF 106.73 FEET, AND A CHORD BEARING OF SOUTH 04°55'00" EAST TO THE POINT OF BEGINNING AND CONTAINING 3.465 ACRES OF LAND MORE OR LESS.

EXHIBIT "A"

Page 1 of 4 pages.

FILED

AUG 20 1978

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DESCRIPTION

STATE OF FLORIDA

COUNTY OF PASCO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WOOD VIEW AT MEADOW OAKS, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, NORTH 89°21'53" WEST, 1069.64 FEET; THENCE ALONG THE WEST LINE OF LOT 117, SHADOW LAKES, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 104.26 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF PECAN TREE DRIVE, WEST 60.00 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°00'00" WEST; THENCE ALONG THE EAST RIGHT-OF-WAY OF BANYAN STREET, NORTH 80.21 FEET; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, NORTH 89°21'53" WEST, 50.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BANYAN STREET, SOUTH 80.76 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°00'00" WEST; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF PECAN TREE DRIVE, WEST, 55.00 FEET; THENCE ALONG THE EAST LINE OF LOT 120, SHADOW LAKES, NORTH 106.65 FEET; THENCE ALONG THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, NORTH 89°21'53" WEST, 39.83 FEET; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, NORTH 00°49'28" EAST, 706.38 FEET; THENCE NORTH 74°17'32" EAST, 526.57 FEET; THENCE NORTH 35°00'00" EAST, 110.00 FEET; THENCE SOUTH 55°00'00" EAST, 181.15 FEET; THENCE 470.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 443.80 FEET, A CHORD OF 448.42 FEET, AND A CHORD BEARING OF SOUTH 85°20'41" EAST; THENCE NORTH 66°32'12" EAST, 198.98 FEET; THENCE 189.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 435.00 FEET, A CHORD OF 188.30 FEET, AND A CHORD BEARING OF NORTH 67°30'00" EAST; THENCE 248.72 FEET ALONG THE ARC OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 745.00 FEET, A CHORD OF 247.58 FEET, AND A CHORD BEARING OF NORTH 89°33'53" EAST; THENCE SOUTH 88°56'00" EAST, 78.33 FEET; THENCE SOUTH 75°00'00" EAST, 576.63 FEET; THENCE NORTH 88°50'00" EAST, 15.57 FEET; THENCE NORTH 01°10'00" WEST, 30.00 FEET; THENCE NORTH 88°50'00" EAST, 35.00 FEET; THENCE SOUTH 01°10'00" EAST, 30.00 FEET; THENCE NORTH 88°50'00" EAST, 108.10 FEET; THENCE 64.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 445.00 FEET, A CHORD OF 64.21 FEET, AND A CHORD BEARING OF NORTH 84°41'47" EAST;

EXHIBIT "A"

Page 2 of 4 pages.



FILED

1985 AUG 20 AM 11: 28

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(WOODVIEW continued)

THENCE NORTH 80°33'35" EAST, 359.92 FEET THENCE 227.36 FEET  
ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A  
RADIUS OF 185.00 FEET, A CHORD OF 213.31 FEET, AND A CHORD  
BEARING OF NORTH 45°21'17" EAST; THENCE NORTH 10°09'00" EAST,  
108.37 FEET; THENCE 124.58 FEET ALONG THE ARC OF A CURVE  
CONCAVE TO THE WEST HAVING A RADIUS OF 645.00 FEET, A CHORD  
OF 124.39 FEET, AND A CHORD BEARING OF NORTH 04°37'00" EAST;  
THENCE NORTH

89°05'00" EAST, 70.00 FEET;

THENCE 138.10 FEET ALONG THE ARC OF A CURVE  
CONCAVE TO THE WEST HAVING A RADIUS OF 715.00 FEET, A CHORD  
OF 137.89 FEET, AND A CHORD BEARING OF SOUTH 04°37'00" WEST;  
THENCE SOUTH 10°09'00" WEST, 108.37 FEET; THENCE 313.36 FEET  
ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A  
RADIUS OF 255.00 FEET, A CHORD OF 294.02 FEET, AND A CHORD  
BEARING OF SOUTH 45°21'17" WEST; THENCE SOUTH 80°33'35" WEST,  
359.92 FEET; THENCE SOUTH 03°35'41" WEST, 85.64 FEET; THENCE  
SOUTH 30°31'22" WEST, 121.55 FEET; THENCE SOUTH 35°50'00"  
WEST, 180.00 FEET; THENCE SOUTH 37°06'10" WEST, 61.89 FEET;  
THENCE SOUTH 46°27'51" WEST, 91.32 FEET; THENCE SOUTH  
41°22'39" EAST, 116.46 FEET; THENCE SOUTH 02°52'48" EAST,  
68.95 FEET; THENCE SOUTH 45°08'45" WEST, 227.99 FEET; THENCE  
ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST  
1/4 OF SAID SECTION 34, NORTH 89°26'19" WEST, 967.56 FEET TO  
THE POINT OF BEGINNING AND CONTAINING .51,008 ACRES OF LAND  
MORE OR LESS.

EXHIBIT "A"

Page 3 of 4 pages.

FILED  
1985 AUG 20 AM 11:28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## MEADOW OAKS GARDENS CONDOMINIUM I

### DESCRIPTION

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:  
Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 33 for a Point of Reference; thence along the South line of said Southeast 1/4 of the Southeast 1/4 of Section 33, North 89°21'53" West, 1098.49 feet; thence 74.39 feet along the arc of a curve concave to the Southeast having a radius of 205.00 feet, a chord of 73.99 feet and a chord bearing of North 49°36'15" East; thence North 60°00'00" East, 100.00 feet; thence 266.14 feet along the arc of a curve concave to the Northwest having a radius of 304.98 feet a chord of 257.58 feet and a chord bearing of North 35°00'00" East to the POINT OF BEGINNING; thence North 10°00'00" East, 402.29 feet; thence 110.39 feet along the arc of a curve concave to the Southeast having a radius of 55.00 feet, a chord of 92.77 feet and a chord bearing of North 67°30'00" East; thence South 55°00'00" East, 6.72 feet; thence 270.71 feet along the arc of a curve concave to the Northeast having a radius of 552.00 feet, a chord of 268.01 feet and a chord bearing of South 69°02'58" East; thence 188.36 feet along the arc of a curve concave to the North having a radius of 495.00 feet, a chord of 187.24 feet and a chord bearing of North 85°59'57" East; thence South 11°35'20" East, 74.45 feet; thence South 79°13'07" West, 172.45 feet; thence South 70°00'00" West, 135.00 feet; thence South 60°59'21" West, 72.31 feet; thence South 44°51'14" West, 87.67 feet; thence South 33°42'35" West, 97.66 feet; thence North 87°02'20" West, 116.56 feet to the POINT OF BEGINNING, containing 2.73 acres of land more or less.

N10759

REINSTATEMENT

FILED \_\_\_\_\_

INVOLUNTARILY

DISSOLVED 11/14/86

REINSTATEMENT 100

CUS 5

Registered Agent

Overpayment

72 Privilege Tax

73 Annual Report

74 Annual Report

75 Annual Report

76 Annual Report

77 Annual Report

78 Annual Report

79 Annual Report

80 Annual Report

81 Annual Report

82 Annual Report

83 Annual Report

84 Annual Report

85 Annual Report

86 Annual Report 35

87 Annual Report 35

88 Annual Report 35

89 Annual Report 35

TOTAL

245

REFUND

BK

FILED  
289 MAY -3 PM 3 12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

-05/03/89--00023--006  
REINSTATEMENT  
REINSTATEMENT-----\*\*\*100.00  
ANNUAL REPORT-----\*\*\*140.00  
CERT/PHOTO COPY-----\*\*\*5.00  
=====

TOTAL-----\*\*\*245.00

CORPORATION

ANNUAL REPORT

1989



STATE OF FLORIDA  
Department of Banking and Finance  
DIVISION OF CORPORATIONS

FILED

Filing Fee of \$35 Required - Make Checks Payable To: Secretary of State

Name and Address of Corporation Being Filed

N10754  
MEADOW OAKS MASTER Association, Inc.

1989 MAR -3 PM 3:41

MEADOW OAKS MASTER Assoc INC

11/14/86  
C/O University Properties  
824 East Hetcher Ave  
Tampa, FL  
33612

IF YOU ARE FILING IN FLORIDA, YOU MUST ENTER THE CORRECT ADDRESS  
IN BLOCK 2 THROUGH 24 (SEE INSTRUCTIONS)

1. Name of Officer or Director

2. Street Address

3. City and State

4. Zip Code

5. Telephone Number

6. Date of Filing

7. Signature of Officer or Director

8. Title of Officer or Director

9. Date of Signature

10. Date of Filing

11. Date of Signature

12. Date of Filing

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REGISTERED AGENT INFORMATION

Name and Address of Current Registered Agent

Name and Address of Current Registered Agent

Name and Address of Current Registered Agent

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Name and Address of Current Registered Agent

Name and Address of Current Registered Agent

Name and Address of Current Registered Agent

Name and Address of Current Registered Agent

PD John H. McLoon  
UD Wayne Van Dine  
STD Doug Parkinson

1320 58th St. STE 209 Clearwater FL  
13700 58th St. STE 209 Clearwater FL  
13700 58th St. STE 209 Clearwater FL

Watley, Morris J.  
700 NW 107 Avenue  
Miami FL 33172

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation is duly organized under the laws of the State of Florida, and that the same is in good standing and is qualified to do business in the State of Florida.

John H. McLoon  
President

2-28-89  
913 223-7038

**FILE NOW! THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST**

**CORPORATION**

**ANNUAL REPORT  
1990**



FLORIDA DEPARTMENT OF STATE  
2000 N.W. 11th Street  
Tallahassee, Florida 32304  
CORPORATIONS DIVISION

1990 MAR 16 PM 12:32

FLORIDA DEPARTMENT OF STATE  
CORPORATIONS DIVISION  
TALLAHASSEE, FLORIDA

**Filing Fee of \$35 Required — Make Checks Payable To: Secretary of State**

1. Name and Address of Corporation Principal Office

**N10759 1**

**ZIP + 4 PRESORT**

**MEADOW OAKS MASTER ASSOCIATION, INC.  
C/O UNIVERSITY PROPERTIES  
824 EAST FLETCHER AVE.  
TAMPA, FL 33612-2613**

If state or address is incorrect in any way, email the current address  
within 2 months to include Zip Code

2. If Address in Block 1 is incorrect in any way, enter the correct address below. P.O. Box number alone is NOT sufficient. The NAME of the corporation can be changed only by filing an amendment.

Street Address 21

P.O. Box No. 22

City and State 23

Zip Code 24

3. Date Incorporated in Florida

**08/20/1985**

4. FEI Number

**59-2778082**

FEI Number Applied For

FEI Number Not Applicable

5. Names and Street Addresses of Each Officer and Director (Do not use any correction tape or fluid to cover over incorrect information)

Names of Officers  
and Directors

Street Address of Each  
Officer and Director  
(Do NOT Use Post Office Box Numbers)

City and State

**M/P/D**

**McCOSKIE, JOHN H.**

**13700 58TH ST., STE. 209**

**CLEARWATER FL**

**Holstein, Paul**

**V/D**

**VON DREELE, WAYNE**

**13700 58TH ST., STE. 209**

**CLEARWATER FL**

**P/D**

**S/T/D**

**PARTINGTON, DOUG-**

**13700 58TH ST., STE. 209**

**CLEARWATER FL**

**TRIPP, Doug**

**REGISTERED AGENT INFORMATION**

7. Name and Address of Current Registered Agent

**WATSKY, MORRIS J.  
700 N.W. 107TH AVENUE  
MIAMI FL 33172**

Name 31

Street Address 1 (Do NOT Use P.O. Box Number) 82

Street Address 2 (Do NOT Use P.O. Box Number) 83

City and State 84

**FL**

Zip Code 85

I, undersigned, the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, incorporated under the laws of the State of Florida, warrants this return as the purpose of changing its registered office or registered agent, or both, in the State of Florida.

The change was authorized by resolution duly adopted by its board of directors on \_\_\_\_\_

I hereby declare the appointment of registered agent I am familiar with and accept the responsibility of Section 607.035 F.S.

WATSKY

(Registered Agent Accepting Appointment)

DATE

I hereby declare that the information included on this annual report of supervision, annual report of dues and administration and my signature shall have the same legal effects as if made in the presence of a notary public and I am an officer or director of the corporation or the notary or trustee empowered to execute this report as required by Chapter 607, F.S.

**Paul Holstein**  
Paul Holstein  
Vice President

**Vice President**

**2-17-90**

**CB13-530-7525**

\$4 Additional Fee  
required for a  
Certificate of Status

FILE NOW! CORPORATE STATUS WILL BE  
DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT

1991



FLORIDA DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA 32399-0001

APPROVED

FILED

**FILING FEE OF \$61.25 REQUIRED**

DOCUMENT # N10759 (1)

ZIP + 4 PRESORT

MEADOW OAKS MASTER ASSOCIATION, INC.  
C/O UNIVERSITY PROPERTIES  
824 EAST FLETCHER AVE.  
TAMPA, FL 33612-2613

DO NOT WRITE IN THIS SPACE  
If Address is Blank, the document is only valid if the  
address below. If the address is blank, the document is  
considered to be changed only by filing an amendment.

Street Address

City and State

Zip Code

Print a business or home telephone number after the street address in item 2, include Zip Code

1. Filing Fee (Check one)  
a. Filing Fee in Florida

4. Filing Fee

5. Filing Fee (Check one)

\$61.25

\$61.25

08/20/1985

59-2778002

6. Filing Fee (Check one) 7. Filing Fee (Check one)

Names of Officers and Directors

Street Address of Each

City and State

V/P/D HOLSTEIN, PAUL

13700 58TH ST., STE. 209

CLEARWATER FL

P/D VON DREELE, WAYNE

13700 58TH ST., STE. 209

CLEARWATER FL

S/T/D TRIPP, DOUG

13700 58TH ST., STE. 209

CLEARWATER FL

### REGISTERED AGENT INFORMATION

1. Name and Address of Registered Agent

WATSKY, MORRIS J.  
700 N.W. 107TH AVENUE  
MIAMI FL 33172

2. Name

3. Name and Address of Registered Agent

4. State and County (Do NOT use PO Box Number)

5. State and County (Do NOT use PO Box Number)

FL

I, the undersigned, do hereby certify that the above named corporation, partnership, or other entity is a corporation, partnership, or other entity organized under the laws of the State of Florida. Such change was authorized by the corporation, partnership, or other entity. I am a resident of the State of Florida and am qualified to act as a registered agent for the corporation, partnership, or other entity. I am qualified to act as a registered agent for the corporation, partnership, or other entity. I am qualified to act as a registered agent for the corporation, partnership, or other entity.

Signature of Registered Agent (Print Name and Address of Registered Agent)

I, the undersigned, do hereby certify that the above named corporation, partnership, or other entity is a corporation, partnership, or other entity organized under the laws of the State of Florida. Such change was authorized by the corporation, partnership, or other entity. I am a resident of the State of Florida and am qualified to act as a registered agent for the corporation, partnership, or other entity. I am qualified to act as a registered agent for the corporation, partnership, or other entity. I am qualified to act as a registered agent for the corporation, partnership, or other entity.

Signature of Registered Agent (Print Name and Address of Registered Agent)

Signature of Registered Agent (Print Name and Address of Registered Agent)

**FILING FEE OF \$61.25 REQUIRED — Make Checks Payable To: Secretary of State** \$8.75 Additional Fee required for a Certificate of Status

MORRIS J. WATSKY

ATTORNEY AT LAW

700 N.W. 107 AVENUE

MIAMI, FLORIDA 33172

TELEPHONE (305) 539-4000

FILED

JUL 26 AM 9 58

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

N 10759

July 24, 1991

Ms. Tawana McClellan  
Secretary of State  
Division of Corporations  
The Capitol  
Tallahassee, FL 32301

*Amend*

7/12/91 00142 001

8750

Re: Meadow Oaks Master Association, Inc.

Gentlemen:

Enclosed please find resubmission of Amendment to Certificate of Incorporation of Meadow Oak Master Association, Inc., amending the name of the Corporation to Oak Association, Inc., along with a copy of your letter dated July 18, 1991.

Also enclosed is Articles of Incorporation of Meadow Oaks Master Association, Inc. to be incorporated after the above has been completed, with a copy of Ms. Beth Regiter's letter dated July 18, 1991.

Check No. 295810 in the sum of \$210.00 to cover the above charges was submitted with our original filing on July 11, 1991, see copy enclosed.

Thank you for your cooperation in this matter.

Very truly yours,

*Morris J. Watsky*  
Morris J. Watsky

MJW/gs  
Enc.  
Federal Express

*Marne*

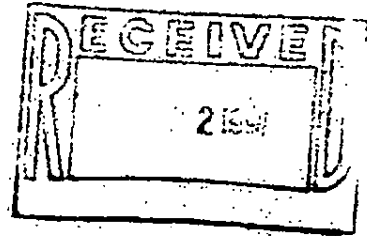
|                   |           |
|-------------------|-----------|
| Name              |           |
| Availability      | <i>JM</i> |
| Document Examiner | <i>JM</i> |
| Updater           |           |
| Upper Verifier    | <i>V</i>  |
| Adj. Commissioner |           |
| W. L. Verity      |           |

*15/8*



**FLORIDA DEPARTMENT OF STATE**

**Jim Smith**  
Secretary of State



**July 18, 1991**

**MORRIS J. WATSKY**  
700 NW 107TH AVE.  
MIAMI, FL 33172

**SUBJECT: MEADOW OAKS MASTER ASSOCIATION, INC.**  
Reference: N10759

Dear Mr. Watsky:

We have received your document for the above corporation and your check(s) totaling \$87.50. However, the document has not been filed and is being returned for the following:

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

The document must be signed by the chairman or any vice chairman of the board of directors, its president, or another of its officers.

If we have had no written response within 60 days of this letter, we will consider the desire to file your document abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6908.

Tawana McClellan  
Corporate Specialist  
Amendment Section



FILED

JUL 26 AM 9:58

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AMENDMENT TO CERTIFICATE OF INCORPORATION  
OF  
MEADOW OAKS MASTER ASSOCIATION, INC.

The undersigned, Director and Chairman of the Board of Directors of Meadow Oaks Master Association, Inc., a Florida corporation, not-for-profit (hereinafter referred to as "Corporation"), does hereby certify that there are no Members of the Corporation and that the following amendment to the Certificate of Incorporation of Meadow Oaks Master Association, Inc. was duly proposed, approved and adopted by the Board of Directors of the Corporation at a Special Meeting thereof, held on June 25, 1991 at 700 N.W. 107th Avenue, Miami, Florida:

Article II of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE II

NAME

The name of this corporation is OAK ASSOCIATION, INC., hereinafter called the "Association".

IN WITNESS WHEREOF, the undersigned have signed this Certificate and affixed the corporate seal this 23 day of July, 1991.

OAK ASSOCIATION, INC.

By: Paul Holstein  
Paul Holstein, Chairman  
of the Board of Directors

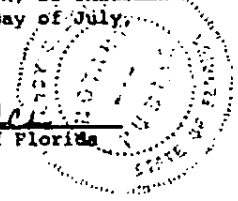
ASSOCIATION, INC.  
400

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Amendment to Certificate of Incorporation of Meadow Oaks Master Association, Inc. was executed by Paul Holstein, as Chairman of the Board of Directors of the Association, this 23 day of July, 1991.

Dancy H. Osler  
Notary Public, State of Florida

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: JUNE 18, 1993.  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.



# N10759

## ARTICLES OF MERGER

NAMES OF MERGED  
CORPORATION(S)

STATE OF  
INC.

DOCUMENT #  
IF APP.

OAK ASSOCIATION INC.

Florida

N10759

### MERGING INTO

NAME OF SURVIVING  
CORPORATION

STATE OF  
INC.

DOCUMENT #  
IF APP.

MEADOW OAKS MASTER ASSOCIATION, INC. Florida

N44664

IF NAME OF THE SURVIVING CORPORATION WAS CHANGED IN THE MERGER, THE NAME  
THAT THE SURVIVING CORPORATION CHANGED TO:

File Date: 9-26-91

Effective Date, if applicable:

Document Examiner: AJH