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**Wollinka & Wollinka, Attorneys at Law**  
**Est. 1971**

**[www.wollinka.com](http://www.wollinka.com)**

☐ **Please Reply To:**

3204 Alternate 19 N.  
Palm Harbor, FL 34683  
Phone: (727) 781-5444  
Fax: (727) 781-7824  
Pinellas County Office

**David J. Wollinka, Esq.**  
**Ryan A. Doddridge, Esq.**  
**Jerome E. Wollinka (1936 - 1992)**

August 30, 2013

☐ **Please Reply To:**

Trinity Professional Center  
1835 Health Care Drive  
Trinity, FL 34655  
Phone: (727) 937-4177  
Fax: (727) 934-3689  
Pasco County Office

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

Re: Philippe Oaks of Safety Harbor Homeowners Association, Inc.

Gentlemen:

Enclosed please find Articles of Incorporation for the above-referenced homeowners association, together with our check for filing fees.

Kindly return to our office a certified copy of the Articles of Incorporation. An additional copy of the Articles is included, together with a return envelope.

Should you have any questions or need additional information, kindly contact me or attorney Ryan Doddridge, at our Trinity office. Thank you.

Yours very truly,

Genevieve M. Miller  
Legal Assistant

Enclosures

ARTICLES OF INCORPORATION  
OF  
PHILIPPE OAKS OF SAFETY HARBOR HOMEOWNERS ASSOCIATION, INC.  
A Florida Corporation Not For Profit

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the state of Florida.

ARTICLE I  
NAME

The name of this corporation is Philippe Oaks Of Safety Harbor Homeowners Association, Inc., a Florida Corporation not for profit, (hereinafter called the "Association" in these Articles.)

ARTICLE II  
PRINCIPAL OFFICE

The Association's principal office address and mailing address is 46 W. Lemon Street, Tarpon Springs, Florida 34689.

ARTICLE III  
PURPOSE

This 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 residence lots within that certain tract of property (hereinafter called the Property) in Pinellas County, Florida and more particularly described as Philippe Oaks Of Safety Harbor.

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## ARTICLE IV

### POWERS

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be 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, operate, 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, specifically including the surface water management systems, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(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; and contract for services, such as to provide for operation and maintenance of facilities including surface water management system facilities.

(e) Borrowing. Borrow money and, with the approval of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

(f) Dedications. With the approval of three-fourths (3/4) of its members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as three-fourths (3/4) of its members determine.

- (g) Mergers. With the approval of two-thirds (2/3) of its members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.
- (h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles and governing Members' responsibilities.
- (i) General. Have and exercise all common law 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 necessary to effectuate the exercise of any right, power, or privilege so granted.
- (j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the corporate Property to the corporation with respect to the use and maintenance thereof; to sue and be sued.

## ARTICLE V

### MEMBERSHIP

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

## ARTICLE VI

### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Declarant (as defined by the Declaration), and shall be entitled to one vote for each Lot owned. When me

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than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B membership shall be the Declarant, and shall be entitled to nine (9) votes for each Lot owned. The Class B membership shall cease and be converted to Class A on the happening of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, including Class B votes for any property annexed or planned for annexation by Declarant, or
- (b) on the anniversary date ten years from the date when the first Lot is conveyed to an individual purchaser, or
- (c) on a date when Declarant shall record a notice terminating its Class B membership status.

## ARTICLE VII

### BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be an odd number of three or more but not to exceed five (5). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not 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:

NAME: George C. Zutes  
George P. Stamas  
David C. Norton  
ADDRESS: 46 W. Lemon Street  
Tarpon Springs, Florida 34689

#### ARTICLE VIII INCORPORATOR

The name and address of the incorporator is:

NAME: Ryan A. Doddridge, Esquire  
ADDRESS 1835 Health Care Drive  
Trinity, FL 34655

#### ARTICLE IX 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 each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets including the control or right of access to the property containing the surface water management system facilities, must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

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## ARTICLE X

### DURATION

This Association exists perpetually.

## ARTICLE XI

### BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of a majority of each class of members, except as to those provisions for Amendment to the By-Laws which are provided in the declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

## ARTICLE XII

### 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 in writing of two-thirds (2/3) of the entire membership, except as to those provisions for Amendment which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

## ARTICLE XIII

### 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.

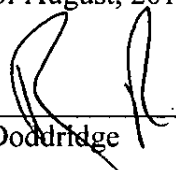
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ARTICLE XIV  
REGISTERED AGENT

The Resident Agent for service of process shall be Ryan A. Doddridge, Esquire, at Wollinka & Wollinka, Attorneys at Law, 1835 Health Care Drive, Trinity, FL 34655. This Association's registered agent and registered office may be changed from time to time by the Board of Directors as provided by law.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 30th day of August, 2013.

  
\_\_\_\_\_  
Ryan A. Doddridge

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

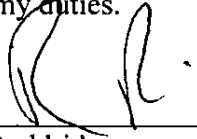
Philippe Oaks Of Safety Harbor Homeowners Association, Inc., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 46 W. Lemon Street, Tarpon Springs, Florida 34689, County of Pinellas, State of Florida, has named Ryan A. Doddridge, Esquire, whose office address is 1835 Health Care Drive, Trinity, FL 34655, as its registered agent to accept service of process within Florida.

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 Section 617.0503, relative to the proper and complete performance of my duties.

Date: \_\_\_\_\_

8/30/13

  
\_\_\_\_\_  
Ryan A. Doddridge

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