

17180000/1681

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



800320114728

10/31/18--01003--006 \*\*87.50

NOV 02 2018

T. SCOTT

2018 OCT 31 AM 12:18  
RECEIVED  
FILING OFFICE



**SANDERS LAW GROUP, P.A.**

Christopher C. Sanders  
Stephanie S. Sanders  
Stanley L. Morrow\*  
\*Also admitted in New Jersey  
and New York

2958 First Avenue North  
St. Petersburg, FL 33713

Phone: (727) 328-7755  
Fax: (727) 328-7744  
[www.sanderslawgroup.com](http://www.sanderslawgroup.com)

October 23, 2018

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

Re: 747 Townhomes Owners Association, Inc.

To Whom It May Concern:

Enclosed is an original and two (2) copy of the Articles of Incorporation for the above referenced entity together with a check in the amount of \$87.50 representing the filing fee, certified copy and certificate.

Please e-mail annual report notification to [chris@anderslawgroup.com](mailto:chris@anderslawgroup.com) and return the certified copy and certificate to our office at the above address.

Sincerely,

Christopher C. Sanders

**ARTICLES OF INCORPORATION  
OF  
747 TOWNHOMES OWNERS ASSOCIATION, INC.**

These Articles of Incorporation ("Articles") are duly executed and entered into for the purpose of creating and forming a corporation not-for-profit under Chapter 617, Florida Statutes, as the same may be amended from time to time, upon and subject to all terms and provisions stated in these Articles.

**ARTICLE I.  
CORPORATE NAME**

1.1 The name of the corporation shall be 747 TOWNHOMES OWNERS ASSOCIATION, INC., hereinafter referred to as the "**Association**".

**ARTICLE II.  
INITIAL PRINCIPAL OFFICE AND REGISTERED AGENT**

2.1 The street address of the initial principal office of the Association is the following address:

5308 Central Avenue  
St. Petersburg, FL 33707

2.2 The name and address of the initial registered agent of the Association is stated below:

Sanders Law Group, PA  
2958 1<sup>st</sup> Avenue N.  
St. Petersburg, FL 33713

**ARTICLE III.  
PURPOSE**

3.1 The purpose for which the Association is organized is to act as a homeowners association in order to provide for the operation, management and administration of that certain residential subdivision named and known as **747 TOWNHOMES**, located in Pinellas County, Florida, hereinafter referred to as the "**Subdivision**".

3.2 The Association shall make no distribution of income to its members, directors or officers.

**ARTICLE IV.  
POWERS**

4.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit, including without limitation those powers and authorities

2018 OCT 31 AM 10:19  
FILED  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF PINELLAS  
FLORIDA

provided by and under Florida Statutes Chapter 617.

4.2 The Association shall have all of the powers and duties provided by the provisions of the Declaration of Covenants, Easements and Restrictions for 747 Townhomes (the "**Declaration**") and all of the powers and duties reasonably necessary to operate the Subdivision pursuant to such Declaration, as it may be amended from time to time, including but not limited to the following:

(a) To make and collect assessments against members as property owners to pay all costs, expenses and losses of the Association and to make special assessments against members as property owners for unpaid fees, fines or for maintenance or repair which is the responsibility of the property owner.

(b) To use the proceeds of assessment in the exercise of its powers and duties.

(c) To maintain, repair and operate the Common Elements, which shall include the irrevocable right to access each lot or unit from time to time during reasonable hours as may be necessary for such maintenance, repair or replacement of any of the Common Elements therein, that may be necessary to prevent damage to the common elements, or to Unit(s).

(d) To purchase insurance upon the Property, and insurance for the protection of the Association and its members.

(e) To reconstruct the improvements after casualty and to further improve the Property.

(f) To make and amend reasonable regulations respecting the use of the Subdivision Property.

(g) To enforce, by legal means, the provisions of the Declaration, these Articles and the Bylaws of the Association, together with such Rules and Regulations as may be lawfully adopted by the Association.

(h) To levy fines for violations of the Declaration and the Rules and Regulations of the Association which may be lawfully adopted, from time to time, these Articles or the Bylaws of the Association, to the extent and as permitted by provisions of the Declaration and the Bylaws of the Association.

(i) To contract for the management of the Association and to delegate to such contractor all powers and duties of the Association, except as are specifically required by the provisions of the Declaration to have the approval of the Board of Directors or by the membership of the Association.

(j) To employ personnel for reasonable compensation to perform the

services required for the proper administration and operation of the purposes of the Association.

(k) To pay taxes and assessments which are liens against any part of the Association, other than the individual lots or units, unless the individual lot(s) unit(s) are owned by the Association, and the appurtenances thereto, and to assess the same against any lot or unit and the owner of the lot or unit which is subject to such liens.

(l) To enter into agreements for construction of recreation facilities, or building, or master TV antenna or satellite systems, and other amenities or facilities for the benefit of the property owners and to borrow money for the purpose of carrying out such construction and to mortgage, lease or otherwise provide security for the repayment of said funds.

(m) To operate and maintain the surface water management system facilities, 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.

4.3 Assets held in Trust: All funds and the title of all properties acquired by the Association and the proceeds thereof shall be held in trust for the members, in accordance with these Articles of Incorporation and the By-Laws of the Association.

4.4 Limitation on Exercise of Powers: The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the laws of the state of Florida, the Declaration, these Articles and the By-Laws of the Association.

## **ARTICLE V. MEMBERS**

5.1 Members: The members of the Association shall consist of all of the record owners of Units within the Subdivision as defined in the Declaration.

5.2 Change of Membership: After receiving approval of the Association, as required by the provisions of the Declaration, change of membership in the Association shall be established by the recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing a change of record title to a Unit in the Subdivision and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thereby becomes a member of the Association and the membership of the prior owner is thereby terminated.

5.3 Limitation on Transfer of Shares of Assets: The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the member's Unit.

5.4 Voting: The owner of each Unit shall be entitled to one vote as member

of the Association: except, there shall be no vote for any Unit owned by the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

## **ARTICLE VI. DIRECTORS**

6.1 Board of Administration: The affairs of the Association shall be managed by a Board of Administration consisting of a number of Directors determined by the By-Laws, but not less than three (3) Directors nor more than fifteen (15) Directors; however, the Board shall consist of an odd number of Directors. Directors shall be members of the Association except as otherwise provided herein.

6.2 Election of Directors: Directors of the Association shall be elected at the annual meeting of the members, in the manner determined by the By-Laws of the Association.

6.3 First Election of Directors: The first election of Directors shall not be held until such time as the members in the Association are entitled to elect a Director as provided in the Declaration and applicable laws of the State of Florida.

6.4 First Board of Directors: The names and addresses of the initial Board of Directors, who have been selected by the Developer and who shall serve until their successors are elected and have qualified or until they resign or are removed, are as follows:

Giuseppe Villari  
P.O. Box 16089  
St. Petersburg, FL 33733

Gustavo Mendoza  
4410 Golf Club Ln.  
Tampa, FL 33624

Marco Villari  
1392 SE Colony Way  
Jupiter, FL 33478

Any vacancy occurring in the Board prior to the first election shall be filled by the remaining Directors.

## **ARTICLE VII. OFFICERS**

7.1 Officers: The affairs of the Association shall be administered by officers

designated in the By-Laws of the Association. The officers shall be elected by the Board of Administration at its first meeting following the annual meeting of the Association and shall serve at the pleasure of the Board of Administration. The initial officers who shall serve until the first meeting following the annual meeting of the Association shall be the following persons:

| <u>OFFICER</u>   | <u>POSITION</u>     |
|--|---------------------|
| Giuseppe Villari<br>P.O. Box 16089<br>St. Petersburg, FL 33733 | President           |
| Gustavo Mendoza<br>4410 Golf Club Ln.<br>Tampa, FL 33624       | Vice-President/Sec. |
| Marco Villari<br>1392 SE Colony Way<br>Jupiter, FL 33478       | Treasurer           |

#### **ARTICLE VIII INDEMNIFICATION**

8.1 Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including legal fees, reasonably incurred by, or imposed upon him/her in connection with any proceeding or the settlement of any proceeding to which he/she may be a party, or in which he/she may become involved by reason of his/her being or having been a Director or officer at the time such expenses are incurred, except when the Director or officer is adjudged guilty of willful and wanton malfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

8.2 The Board of Administration of the Association may purchase liability insurance to insure all Directors, officers, agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance shall be paid by the members of the Association as part of the Common Expenses.

#### **ARTICLE IX. BY-LAWS**

9.1 By-Laws: The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws and the Declaration.

#### **ARTICLE X.**

## **AMENDMENTS**

10.1 Amendments: Amendments to these Articles shall be proposed and adopted in the following manner subject to any provisions pertaining to Amendments in the Declaration of the Declaration.

(a) Notice of the subject matter of the proposed Amendment shall be included in the notice of any meeting at which a proposed Amendment is considered.

(b) An amendment may be proposed by either the Board of Directors or by 75% of the members of the Association. The adoption of any proposed amendment shall be by and upon the affirmative vote and approval of 2/3rd of the entire membership.

10.2 Alternative: In the alternative, an Amendment may be made by an Agreement signed and acknowledged by all of the record owners of all Units in the manner required for execution of a deed.

10.3 Limitation on Amendments: No Amendments shall make any changes in the qualification for membership, nor the voting rights of members, without the approval in writing by all members and the joinder of all record owners of the mortgages upon the Association. No Amendment shall be made which is in conflict with provisions of the Declaration.

10.4 Certification: A copy of each Amendment shall be certified by the Secretary of State and recorded in the Public Records of Pinellas County, Florida.

## **ARTICLE XI. TERM**

11.1 The term of the Association shall be perpetual; however, if the Association is dissolved, the control of right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation or similar to the Association.

## **ARTICLE XII. SUBSCRIBERS**

13.1 Names and Addresses: The names and addresses of the subscribers of these Articles are stated below:

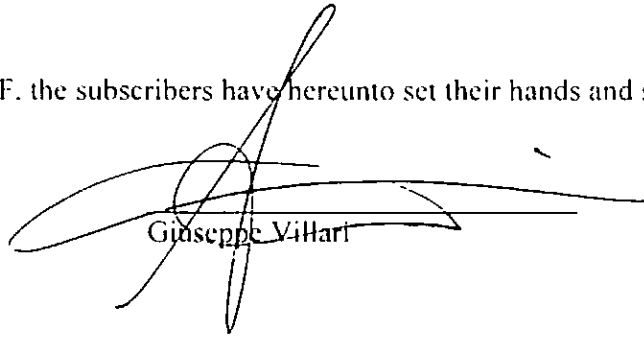
Giuseppe Villari  
P.O. Box 16089  
St. Petersburg, FL 33733



Gustavo Mendoza  
4410 Golf Club Ln.  
Tampa, FL 33624

Marco Villari  
1392 SE Colony Way  
Jupiter, FL 33478

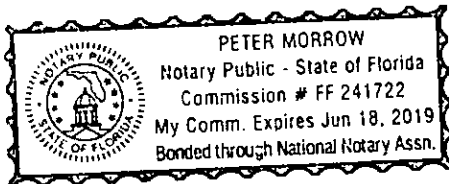
IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals  
this 11<sup>th</sup> day of October, 2018.

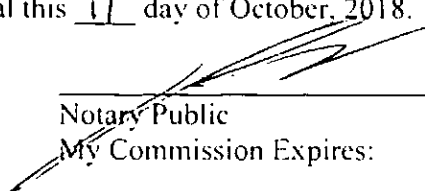
  
Giuseppe Villari

STATE OF FLORIDA:  
COUNTY OF PINELLAS

Before me personally appeared Giuseppe Villari, to me well known and known to me to be the person who executed the above and foregoing Articles of Incorporation and they acknowledged to me that she executed the same freely and voluntarily for the purposes therein stated.

Witness my hand and official seal this 11<sup>th</sup> day of October, 2018.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

**747 Townhomes Owners Association, Inc.**, desiring to organize as a corporation under the laws of the State of Florida with its principal office and principal place of business 5308 Central Ave., St. Petersburg, Florida 33707, has named and designated Sanders Law Group, PA, whose address is 2958 1<sup>st</sup> Ave. N., St. Petersburg, FL 33713, to accept service of process within the State of Florida.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for **747 Townhomes Owners Association, Inc.**, at the place designated in this Certificate, I am familiar with the duties and obligations of a Registered Agent under Florida Law and I hereby agree to act in this capacity and to comply with the provisions of all statutes relating to the proper and complete performance of my duties.

Registered Agent:

Sanders Law Group, PA

By: 

Christopher C. Sanders, President

Dated this 23 day of October, 2018.