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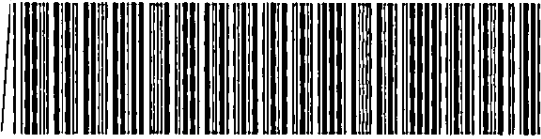
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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MAR 12 2019

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COVER LETTER

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

SUBJECT: SUNSTREAM SUBDIVISION HOMEOWNERS' 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: Howard C. Stross, Esq., Stross Law Firm, P.A.
Name (Printed or typed)

1801 Pepper Tree Drive
Address

Oldsmar, Florida 34677
City, State & Zip

813-852-6500
Daytime Telephone number

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

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

Articles of Incorporation

SUNSTREAM SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation

I, the Incorporator, adopt this Articles of Incorporation to form a not for profit corporation under the Florida Not For Profit Corporation Act.

Defined terms not otherwise defined in these Articles or capitalized words herein shall have the meaning provided in the Declaration of Easements, Covenants, Conditions, and Restrictions of Sunstream Subdivision in the City of Clearwater, Pinellas County, Florida (the "Declaration").

Article One

Name; Duration

The name of the not for profit corporation is SUNSTREAM SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. This corporation, subject to Florida law, shall have perpetual existence.

Article Two

Principal Place of Business and Mailing Address

The principal place of business address and mailing address of the not for profit corporation is:

2850 Sunstream Lane, Clearwater, Florida 33759

Article Three

Purpose

The specific purpose for which this not for profit corporation is organized is to act as a not for profit homeowners' association to assess, collect, and enforce assessments of its members, to own and control real and personal property, and to own, control, manage, operate, and maintain the Common Area and Surface Water/Stormwater Management System referred to under the Declaration, as such Declaration may be amended or restated from time to time, and to do those other acts for which it is charged under such Declaration.

Article Four

Board of Directors

The not for profit corporation is organized on a non-stock basis and will have Members. The Board of Directors will have authority for all affairs of the not for profit corporation and may exercise all powers of the not for profit corporation as permitted by federal law, state law, and the Articles of Incorporation and Bylaws of this not for profit corporation as in effect from time to time.

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The number of directors to constitute the first Board of Directors is three. After this initial Board of Directors is organized, it may change the number of directors in the manner provided in the Bylaws and consistent with the laws of the State of Florida.

The initial members of the Board of Directors are:

Terence M. McNay
2850 Sunstream Lane
Clearwater, Florida 33759

Wilai McNay
2850 Sunstream Lane
Clearwater, Florida 33759

Evan T. McNay
250 Sunrise Avenue
Satellite Beach, Florida 32937

Article Five Initial Officers

The initial officer(s) of the not for profit corporation are:

Title: President
Terence M. McNay
2850 Sunstream Lane
Clearwater, Florida 33759

Title: Secretary / Treasurer
Wilai McNay
2850 Sunstream Lane
Clearwater, Florida 33759

Article Six Registered Agent and Office

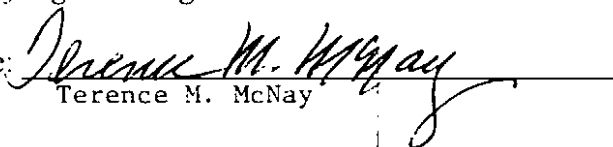
The name of the initial registered agent and registered office in the State of Florida are:

Terence M. McNay
2850 Sunstream Lane
Clearwater, Florida 33759

The Registered Agent (and the corporation's secretary) will maintain copies of all permitting actions promulgated by the Southwest Florida Water Management District, or its successor, for the benefit of the Association.

Having been named as registered agent to accept service of process for the above stated not for profit corporation at the place designated in this certificate, I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature:


Terence M. McNay

Article Seven Amendment

Except as stated below in this Article Seven, the Association may amend these Articles at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of not less than three-fourths (3/4) of the votes which Members present at such meeting or represented by proxy may cast. Before such vote may be taken, any amendment must be proposed first by a resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall change the qualifications for membership nor the voting rights of the Members, without approval in writing by all Members. No amendment shall be made that conflicts with Florida law, the Declaration, or the laws, rules, and regulations of Pinellas County, Florida, the City of Clearwater, Florida, or the rules and regulations of the Southwest Florida Water Management District (SWFWMD) or any successor to SWFWMD.

As long as there is a Class B membership in the Association, the following actions will require the prior written approval of the Declarant in the Declaration: (i) the annexation of additional properties, (ii) mergers and consolidations; (iii) mortgaging of the Common Area; (iv) the dissolution of this Association; (v) the amendment of these Articles, and (vi) the dissolution of this Corporation.

Article Eight Dissolution

The Association may be dissolved upon the affirmative vote of not less than three-fourths (3/4), in person or by proxy or by written consent or any combination thereof, of the votes which Members present at such meeting or represented by proxy may cast. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency or to any non-profit corporation, association, trust, or other organization to be used for purposes similar to those for which this Association was created. In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which will comply with the Florida Administrative Code, and be approved by SWFWMD prior to such termination, dissolution, or liquidation.

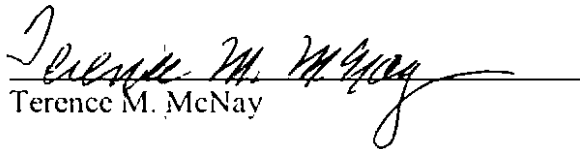
**Article Nine
Incorporator**

The name and address of the Incorporator is:

Terence M. McNay
2850 Sunstream Lane
Clearwater, Florida 33759

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in s.817.155, F.S.

The Articles of Incorporation are signed on February 25, 2019.


Terence M. McNay

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