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Division of Corporations

No. 1340 P. 1/8

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### FLORIDA PROFIT/NON PROFIT CORPORATION

Lake Park Community Association, Inc.

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**ARTICLES OF INCORPORATION  
OF  
LAKE PARK COMMUNITY ASSOCIATION, INC.**

The undersigned, by these Articles, hereby associate for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I - NAME**

The name of the corporation shall be: **LAKE PARK COMMUNITY ASSOCIATION, INC.**, hereafter sometimes referred to as the "Association" and its principal office is located at 9645 105th Terrace N., Largo, FL 33773 and its mailing address is P.O. Box 10133, Largo, FL 33773.

**ARTICLE II - DEFINITION**

All words, phrases, names and terms used in these Articles of Incorporation, the Bylaws and the Declaration of the Association shall have the same meaning and be used and defined the same as they are in the Lake Park Community Declaration of Covenants, Conditions and Restrictions as recorded in the Public Records of Pinellas County, Florida (the "Declaration").

**ARTICLE III - PURPOSE**

The purpose of the Association is to promote, preserve and enhance the quality of life of the residents and the financial values of the properties in this community and to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association set forth herein, in the Bylaws or the Declaration as the same may be amended from time to time, and all other lawful powers authorized by law.

**ARTICLE IV - POWERS**

The Association shall have the following specific powers:

4.1 To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of LAKE PARK COMMUNITY ASSOCIATION, hereinafter called the "Declaration" as applicable to the property, or any portion thereof, and recorded or to be recorded in the Public Records of Pinellas County, Florida, as the same may be amended from time to time as therein provided.

4.2 To fix, levy, collect and enforce payment by any lawful means all charges or assessments authorized by law, these Articles, the By-Laws, or the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

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4.3 To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation, the By-Laws and the Declaration.

4.4 To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

4.5 To delegate power or powers where such is deemed in the interest of the Association.

4.6 To purchase, own, lease, hold, sell, convey, mortgage, encumber, or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida.

4.7 To charge recipients for services rendered by the Association and the user for use of Association property where such is deemed appropriate by the Board of Directors of the Association.

4.8 To pay taxes and other charges, if any, on or against property owned or accepted by the Association.

4.9 To have and exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Laws of the State of Florida by law may now or hereafter have or exercise, to include the power to sue or be sued.

4.10 To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of the members of the Association.

4.11 To operate and maintain the Common Area, if any.

4.12 To take any other action necessary for the purposes for which the Association is organized.

Notwithstanding anything contained above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member and no distributions of income shall be made to its members, directors or officers.

#### **ARTICLE V - MEMBERSHIP**

Every person or entity who is a record owner of a Lot in LAKE PARK - UNIT II, according to the plat thereof as recorded in Plat Book 79, Page 63, of the Public Records of Pinellas County, Florida, LAKE PARK UNIT III, according to the plat thereof as recorded in Plat Book 81, Page 61,

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of the Public Records of Pinellas County, Florida, and LAKE PARK UNIT V, according to the plat thereof as recorded in Plat Book 92, Page 36, of the Public Records of Pinellas County, Florida, which are all subject to the Declaration as referenced in Section 4.1, together referenced to as the "Development" shall be entitled to be a member of the Association. Classes of membership may be established pursuant to the By-Laws, or Declaration of Covenants, Conditions and Restrictions recorded for the Land. Any owner of more than one (1) Lot shall be entitled to one (1) membership for each Lot owned. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to these Articles. Change of membership in the Association for an Owner shall be established by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a Lot in the Development and by delivery of a recorded copy of the same to the Association. The Owner designated by such deed thus becomes a member of the Association and the membership of the prior Owner is terminated.

#### **ARTICLE VI - BOARD OF DIRECTORS**

6.1 The affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the Bylaws, which shall initially be nine (9), and never less than three (3) Directors. Directors need not be members of the Association.

6.2 Directors shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided for in the Bylaws.

6.3 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<b><u>Name</u></b>	<b><u>Addresses</u></b>
Ruth Marcus	9645 105th Terrace N. Largo, FL 33773
Daniel Rooney	9701 109th Avenue Largo, FL 33773
Cindy Kuruc	9662 104th Avenue Largo, FL 33773
Tony Gelfo	9633 105th Terrace N. Largo, FL 33773
Betty Gelfo	9633 105th Terrace N. Largo, FL 33773
Ron Kuruc	9662 104th Avenue Largo, FL 33773

Jill Hayden	9611 107th Avenue Largo, FL 33773
Roy Hayden	9611 107th Avenue Largo, FL 33773
Paulette Patterson	9999 Lake Park Drive Largo, FL 33773

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### ARTICLE VII - OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Office</u>	<u>Names</u>	<u>Addresses</u>
President	Ruth Marcus	9645 105th Terrace N. Largo, FL 33773
Vice President	Daniel Rooney	9701 109th Avenue Largo, FL 33773
Secretary	Cindy Kuruc	9662 104th Avenue Largo, FL 33773
Treasurer	Tony Gelfo	9633 105th Terrace N. Largo, FL 33773

### ARTICLE VIII - REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the Association shall be 8200 Seminole Boulevard, FL 33772. The initial registered agent for the Association at the above address shall be Timothy C. Schuler. *Seminole, FL 33772*

### ARTICLE IX - INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of 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, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the

performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

#### **ARTICLE X - BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

#### **ARTICLE XI - AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner.

11.1 Notice of the subject matter of a proposal amendment shall be included in the notice of any meeting at which a proposal amendment is considered.

11.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided:

(a) Such approvals must be by not less than two-thirds (2/3) of the votes of the entire membership of the Association.

11.3 A copy of each amendment shall be certified by the Secretary and be recorded in the Public Records of Pinellas County, Florida.

#### **ARTICLE XII - TERM**

The term of the Association shall be perpetual.

#### **ARTICLE XIII - SUBSCRIBERS**

The name and address of the subscribers of these Articles of Incorporation are Ruth Marcus, 9645 105th Terrace N., Largo, FL 33773 and Cindy Kuruc, 9662 104th Avenue, Largo, FL 33773.

#### **ARTICLE XIV - DISSOLUTION**

The Association may be dissolved with the consent given in writing and signed by not less than two-thirds (2/3) of members of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such

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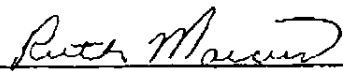
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similar purposes.

These Articles of Incorporation have been duly approved by the undersigned as and constituting all of the subscribers and directors of said corporation in a meeting duly held and assembled.

Dated this 28<sup>th</sup> day of June, 2019.

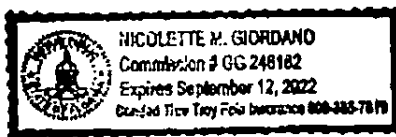
LAKE PARK COMMUNITY  
ASSOCIATION, INC., a Florida not for profit  
corporation

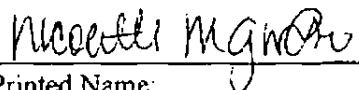
  
By: RUTH MARCUS, as President and  
Director

  
By: CINDY KURUC, as Secretary and Director

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared RUTH MARCUS, who is personally known to me or who produced a Florida driver's license as identification, and who, after being duly sworn, acknowledged that she executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 28 day of June, 2019.



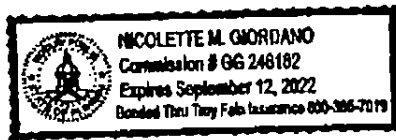
  
Printed Name: \_\_\_\_\_  
Notary Public  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared CINDY KURUC, who is personally known to me or who produced a Florida driver's license as identification, and who, after being duly sworn, acknowledged that she executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 28<sup>th</sup> day of June, 2019.



Nicolette M. Giordano  
Printed Name: \_\_\_\_\_  
Notary Public  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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NOTARY PUBLIC  
STATE OF FLORIDA

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named corporation at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.

Dated 2 day of July, 2019.

A handwritten signature in black ink, appearing to read "Timothy C. Schuler", written over a horizontal line.

TIMOTHY C. SCHULER, Registered Agent