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FLORIDA PROFIT/NON PROFIT CORPORATION
Golf Lake Condominium IX at East Bay Association, Inc

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ARTICLES OF INCORPORATION
OF
GOLF LAKE CONDOMINIUM IX AT EAST BAY ASSOCIATION, INC.

We, the undersigned, with other persons being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I. NAME AND ADDRESS

The name of this corporation shall be GOLF LAKE CONDOMINIUM IX AT EAST BAY ASSOCIATION, INC. (hereinafter referred to as the "Association"). The principal office and mailing address of this corporation shall be 960 Starkey Road, #1000, Largo, Florida 33771.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms of the provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Chapter 718 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida, to be known as GOLF LAKE CONDOMINIUM IX AT EAST BAY, hereinafter referred to as the "Condominium"). The Declaration of Condominium whereby the Condominium has been or will be created, together with any amendments thereto, is hereinafter referred to as the "Declaration". The developer of the Condominium is Executive Development of Pinellas, Inc., a Florida corporation, (hereinafter referred to as "Developer").

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration and Chapter 718 of the Florida Statutes (hereinafter referred to as the "Condominium Act").

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association or the Declaration.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered.

EXHIBIT "B" TO DECLARATION OF
CONDOMINIUM

LAW OFFICES OF
DeLOACH & HOFSTRA, P. A.

8640 SEMINOLE BOULEVARD
SEMINOLE, FL 33772

PHONE: (727) 897-8571
FAX: (727) 393-8418

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ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

The Association shall have members. The sole qualification for membership is the ownership of a recorded, vested, present fee simple interest in a Unit; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Each Owner designated in a deed or other instrument establishing title to a Unit of the Condominium, which deed is duly recorded in the Public Records of Pinellas County, Florida, shall automatically become a member upon delivery to the Association of a copy of such instrument. Membership in the Association shall be terminated automatically when title to the Unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) Unit shall remain a member of the Association so long as he shall retain title to any Unit.

Prior to the recording of the Declaration in the Public Records of Pinellas County, Florida, the incorporator hereto shall remain the sole member of the Association and shall be entitled to one vote.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election by the members. The names and addresses of the initial directors are as follows:

NAME	ADDRESS
Hernando Santacoloma	960 Starkey Road, #1000 Largo, Florida 33771
Daniel Santacoloma	960 Starkey Road, #1000 Largo, Florida 33771
Melinda Hall	960 Starkey Road, #1000 Largo, Florida 33771

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. The first election of directors shall not be held until members other than Developer are entitled to elect at least one (1) director. Any vacancies on the Board of Directors occurring before the first election may be filled by Developer.

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ARTICLE VIII. OFFICERS

Section 1. The officers of the Association shall be a President, Past President (when available), one or more Vice Presidents (the exact number being determined by the Board), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Hernando Santacoloma
Vice President	Melinda Hall
Secretary	Daniel Santacoloma
Treasurer	Daniel Santacoloma

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE IX. BYLAWS

The initial Board of Directors shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing, limiting and regulating the powers of the Association, the directors and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the members as provided in the Bylaws.

ARTICLE X. AMENDMENTS

The Articles of Incorporation may be amended in the manner set forth in the Florida Statutes, as amended from time to time.

ARTICLE XI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 8640 Seminole Boulevard, Seminole, Florida 33772, and the name of the initial registered agent of the Association located at that address is Joseph M. Murphy.

ARTICLE XII. INCORPORATOR

The name and address of the incorporator of the Association is: Joseph M. Murphy, 8640 Seminole Boulevard, Seminole, Florida 33772.

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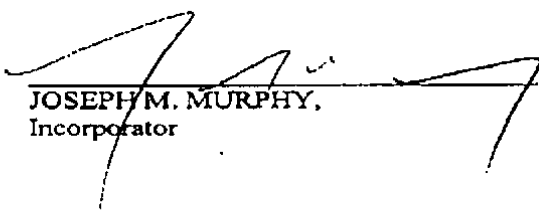
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IN WITNESS WHEREOF, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned, being the incorporator hereof, has executed these Articles of Incorporation on this 14TH day of August, 2019.


JOSEPH M. MURPHY,
Incorporator

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of August, 2019, by JOSEPH M. MURPHY, who is personally known to me or who has produced personally known as identification.

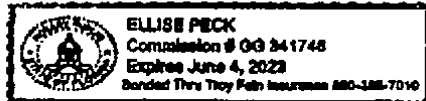

(Signature of Notary)

Ellise Peck

(Name of notary, printed or stamped)

Notary Public

(Serial Number, if any)



ACCEPTANCE

I hereby accept the appointment to act as initial Registered Agent for GOLF LAKE CONDOMINIUM IX AT EAST BAY ASSOCIATION, INC., as stated in these Articles of Incorporation.


JOSEPH M. MURPHY

with right to use or verify same, the official's duties are limited to the use of the information.

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