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FLORIDA PROFIT/NON PROFIT CORPORATION
West Tampa Townhomes Ownersâ€™ Association, Inc.

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**ARTICLES OF INCORPORATION
OF
WEST TAMPA TOWNHOMES OWNERS' ASSOCIATION, INC.**

Pursuant to Chapter 617, Florida Statutes, the Florida Not-For-Profit Corporation Act, the undersigned does hereby make, subscribe, acknowledge, and file these Articles of Incorporation.

**ARTICLE I
NAME**

The name of the corporation is: West Tampa Townhomes Owners' Association, Inc. (the "Association").

**ARTICLE II
PRINCIPAL OFFICE**

The street and mailing address of the principal office of the Association is located in Hillsborough County at 517 Vintage Way, Brandon, FL 33511.

**ARTICLE III
TERM OF EXISTENCE**

The duration of the Association shall be perpetual until dissolved according to law.

**ARTICLE IV
PURPOSES**

This not-for-profit corporation is organized under the terms and provisions of Chapter 617 and Chapter 720, *Florida Statutes* (the "Homeowners' Association Act"), and is organized to provide the entity responsible for the administration of the West Tampa Townhomes subdivision located in Hillsborough County, Florida.

**ARTICLE V
REGISTERED AGENT**

The registered agent and register office of the Association shall be:

David B. Singer
Shumaker, Loop, & Kendrick, LLP
101 East Kennedy Boulevard, Suite 2800
Tampa, Florida 33602

**ARTICLE VI
DUTIES AND POWERS**

3.1 The Association shall have all the common law and statutory powers of a not-for-profit corporation and all of the powers and duties set forth in the Homeowner's Association Act and the governing documents for the West Tampa Townhomes subdivision, as amended from

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ARTICLES OF INCORPORATION OF WEST TAMPA TOWNHOMES OWNERS' ASSOCIATION, INC

time-to-time.

3.2 The powers include, without limitation:

- (a) To make and collect assessments and other charges against the Members;
- (b) To buy, own, operate, lease, sell, and otherwise convey real and personal property as deemed necessary by the Board;
- (c) To maintain portions of the community as required by the documents;
- (d) To make and amend reasonable rules and regulations regarding use of the lots and common property owned by the Association;
- (e) To enforce the provisions of the Association's governing documents;
- (f) To sue or be sued;
- (g) To contract for services to provide for operation and maintenance, and as otherwise deemed necessary by the Board;
- (h) To own, operate and perform routine custodial maintenance of the storm water management system as exempted or permitted by all applicable governmental bodies or agencies, including but not limited to all lakes, retention areas, culverts and related appurtenances;
- (i) To purchase and maintain insurance on Association-owned property and as may otherwise be permitted by the governing documents and Florida law; and
- (j) To contract for bulk cable, data, or communication services for the benefit of the Members if deemed appropriate by the Board.

ARTICLE VII
MEMBERS

All persons owning a vested, present interest in the fee title to any of the Lots in the West Tampa Townhomes subdivision, as evidenced by a proper and duly recorded instrument in the public records of Hillsborough County, Florida, shall be Members. Membership shall terminate automatically and immediately as a Member's vested interest in the fee title terminates.

ARTICLE VIII
VOTING

Each Lot shall be entitled to cast one (1) vote at any meeting of the Association, except as may be set forth in the Declaration, to be cast in the manner set forth in the Association's Bylaws.

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ARTICLES OF INCORPORATION OF WEST TAMPA TOWNHOMES OWNERS' ASSOCIATION, INCARTICLE IX
INCOME DISTRIBUTION

No part of the income of the Association shall be distributed to its Members.

ARTICLE X
BOARD OF DIRECTORS

The affairs of the Association shall be governed by a Board of Directors. The number of Directors constituting the initial Board of Directors shall be three (3); thereafter, the number and manner of election or appointment of Directors and their terms of office shall be as provided in the Bylaws, but the number of Directors shall not be less than three (3).

ARTICLE XI
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities, including attorney's fees (including but not limited to appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office, except when the director or officer is adjudged guilty of willful and wanton misfeasance or malfeasance in the performance of his or her duties; *provided*, that in the event of a settlement, the indemnification shall apply only when the Board approves the settlement as being in the best interest of the Association.

ARTICLE XII
AMENDMENT

These Articles may be amended by the Board of Directors of the Association in accordance with the Association's Bylaws and in the manner now or hereafter provided in the Florida Statutes.

IN WITNESS WHEREOF, the Association adopted these Articles of Incorporation as of this 27th day of June, 2022.

By: 

Corey R. Parker, Incorporator

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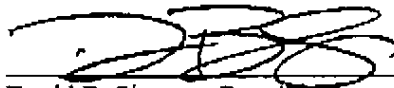
ARTICLES OF INCORPORATION OF WEST TAMPA TOWNHOMES OWNERS' ASSOCIATION, INC**CERTIFICATE OF DESIGNATION****REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the relevant provisions of the Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: West Tampa Townhomes Owners' Association, Inc.
2. The name and street address of the registered agent and office in the State of Florida are:

David B. Singer
Shumaker, Loop & Kendrick, LLP
101 East Kennedy Boulevard, Suite 2800
Tampa, Florida 33602.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.



David B. Singer, a Partner
Dated: June 27, 2022