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FLORIDA PROFIT/NON PROFIT CORPORATION
3600 34th St. LAND CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
3600 34th St. LAND CONDOMINIUM ASSOCIATION, INC.

The undersigned in order to form a corporation not for profit under Chapter 617, Florida Statutes, hereby incorporates this corporation not for profit for the purposes and powers hereinafter set forth, and certify as follows:

The terms contained in these Articles of Incorporation are defined in the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recording the Declaration among the Public Records of Pinellas County Florida and shall have the meanings as set forth in the Act and the Declaration.

I.

Name

The name of the corporation shall be **3600 34th St. LAND CONDOMINIUM ASSOCIATION, INC.** For convenience the corporation shall be referred to in this instrument as the "Association".

II.

Purpose

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, which is Chapter 718, Florida Statutes, for the operation of **3600 34th St. LAND CONDOMINIUM, INC.**, (the "Condominium") according to the Declaration of Condominium now or hereafter recorded in the Public Records of Pinellas County, Florida, located upon lands in Pinellas County, Florida. The Association shall be responsible for the operation of the Condominium, subject to the terms of the Condominium documents and to maintain, operate and manage the Condominium and to own portions of, operate, lease, sell, trade and otherwise deal with certain improvements located therein, now or in the future.

2.2 The Association shall make no distributions of income to its members, directors or officers.

III.

Power

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, these Articles, the Bylaws, and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as may be amended from time to time, including but not limited to the following:

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a. To make, levy, collect and enforce assessments and special charges and/or fees against Members of the Association as Unit Owners to defray the costs, expenses and losses of the Condominium, and to account to each member for assessments against that member's Unit.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To maintain, repair, replace and operate the Common Elements (as defined in the Declaration) and Association property, including easements, specifically, the storm water management system facilities as permitted by the Southwest Florida Water Management District, including, but not limited to, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

d. To purchase insurance upon the Common Elements and Association property and insurance for the protection of the Association and its Members as Unit Owners.

e. To reconstruct any improvements in the Common Elements after casualty and to further improve the Common Elements.

f. To make and amend reasonable rules and regulations respecting the use of the property in the Condominium, consistent with the restrictions contained in the Declaration of Condominium; provided, however, that all such rules and regulations and their amendments shall be approved by the unanimous vote of the Members before such shall become effective.

g. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the property in the condominium.

h. To contract for the management and maintenance of the Common Elements and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

i. To contract with personnel to perform the services required for proper maintenance of the Common Elements.

j. The power to enter into lease agreements, easements or other use agreements to provide for recreational or other commonly used facilities for members of the Association on property that is not part of the Common Elements of the condominium.

k. To sue or be sued.

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3.3 All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the Association in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

IV.

Members

4.1 The members of the Association (the "Members") shall consist of all the record owners ("Unit Owner(s)" or "Owner(s)"), by deed or otherwise, of condominium units ("Units") in 3600 34th St. LAND CONDOMINIUM, INC., and after termination of the Condominium shall consist of those who are Members at the time of such termination and their successors and assigns.

4.2 Change of membership in the Association shall be established, after receiving approval of the Association if required by the Declaration of Condominium, by recording in the Public Records of Pinellas County, Florida, a deed, or other instrument establishing record title to the Unit in the new Owner. The new Owner shall deliver to the Association a copy of such instrument. The Owner designated by such instrument thus becomes a Member of the Association and the membership of the prior Owner is terminated.

4.3 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 his Unit.

4.4 On all matters upon which the membership shall be entitled to vote, there shall only one vote for each Unit, which vote shall be exercised or cast in the manner provided in the Bylaws.

V.

Directors

5.1 The affairs of the Association will be managed by a Board consisting of the number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors. Directors need not be members of the Association.

5.2 Directors of the Association shall be appointed annually in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the Bylaws.

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

<u>Names</u>	<u>Addresses</u>
Eric Abel	300 W. Pratt Street, Suite 375 Baltimore, MD 21201

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Jake Zoppo

300 W. Pratt Street, Suite 375
Baltimore, MD 21201

Tim Barnes

13770 58th Street North, Ste 312
Clearwater, FL 33760

VI.
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.

VII.
Registered Agent and Office

The street address of the initial registered office of the Association shall be 625 Court Street, Suite 200, Clearwater, FL 33756

The initial registered agent for the Association at the above address shall be R. Carl Ward.

VIII.
Principal Office and Corporation Address

The street address of the Principal office of the Association shall be 260 E. Birmingham Street, Suite 250, Birmingham, MI 48009.

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 or her in connection with any proceeding or settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of being or having been a director or officer of the Association, whether or not he or she 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 or her 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.

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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.

XI.**Amendments**

11.1 Except as elsewhere provided, the provisions of these Articles of Incorporation may be amended at any time by the unanimous vote of the Members of the Association.

11.2 No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

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

XII.**Term**

The term of the Association shall be perpetual.

XIII.**Subscribers**

The name and address of the subscriber of these Articles of Incorporation is as follows:

Name**Address**

Eric Abel

300 W. Pratt St, Suite 375, Baltimore, MD 21201

XIV.**Dissolution**

The Association may be dissolved with the consent given in writing and signed by all of the Members of the Association. 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 to be used for purposes similar to those for which the Association was created. In the event that dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

Upon dissolution of the Association, other than incident to a merger or consolidation, all Members shall be jointly and severally responsible for operation and management of the Storm Water Management System according to the requirements of the Environmental Resource Permit issued by the Southwest Florida Water Management District until an alternate entity assumes responsibility for the same.

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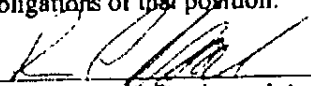
IN WITNESS WHEREOF, the undersigned has affixed his signature this 27 day of
February, 2023.


Eric Ward

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I, R. Carlton Ward, accept the appointment as Registered Agent of the Company, and
state that I am familiar with and accept the duties and obligations of that position.

Date: Feb 27, 2023


R. Carlton Ward, Registered Agent

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