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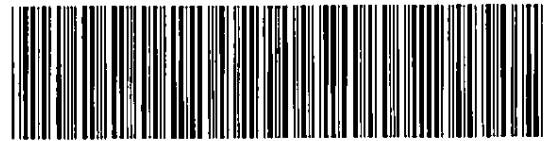
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Daniel J. Greenberg, Esq.
Stephan C. Nikoloff, Esq.
Scott M. Gross, Esq.
Ariana E. Zarrella, Esq.



**Greenberg
Nikoloff P.A.**

FLORIDA COMMUNITY
ASSOCIATION LAWYERS

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Ariana@associationlawfl.com

March 2
~~February 21, 2023~~

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

**Re: Articles of Incorporation
Seminole Square Apartments No. 1, a Condominium, Inc.**

Dear Sir/Madame:

Enclosed please find original Articles of Incorporation for Seminole Square Apartments No. 1, a Condominium, Inc., along with one copy of same.

Please file same and return a certified copy to our office in the enclosed self-addressed, stamped envelope.

A check made payable to the Florida Department of State in the amount of \$78.75 is enclosed for the Division's fees.

Sincerely,

Ariana E. Zarrella, Esq.

AEZ:dls
Enclosures

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10:10

ARTICLES OF INCORPORATION OF SEMINOLE SQUARE APARTMENTS NO. 1, A CONDOMINIUM, INC.

The undersigned incorporators, residents of the State of Florida and of legal ages, hereby make, subscribe, acknowledge and file with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, and do hereby agree to the following:

ARTICLE I - NAME AND PRINCIPAL OFFICE

The name of this corporation is SEMINOLE SQUARE APARTMENTS NO. 1, A CONDOMINIUM, INC., a Florida not-for-profit corporation (hereinafter called the "Association" in these Articles). The principal office and mailing address of the Association is 11700 Park Blvd, Apt. 108, Seminole, FL, 33772 or such other address as may be listed with the Florida Department of State Division of Corporations from time to time.

ARTICLE II - PURPOSE

This Association does not contemplate financial gain or profit to its members. The specific purposes for which it is formed are to provide maintenance, preservation, and architectural control of the thirty-three (33) single family residential units within the Declaration of Condominium of Seminole Square Apartments No. 1, as recorded in OR Book 3956, Page 408 et. seq., of the public records of Pinellas County, Florida, and all other properties which may hereafter be made subject to the Declaration of Condominium of Seminole Square Apartments No. 1 to be recorded in the public records of Pinellas County, Florida (hereinafter referred to as "Declaration").

ARTICLE III - POWERS

Without limitation this Association is empowered to:

- a) Own and Convey Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs;
- b) Operate and Maintain the Surface Water Management System. Operate and maintain the surface water management system facilities, including all ditches and swales, and to contract, if desire, for services for operation and maintenance of the surface water management system facilities of the Properties. If vegetation is not required to be protected, ditches and swales should be periodically mowed and cleaned of accumulated refuse. During the mowing operations, ditches and swales should be inspected for bare spots, damage or erosion. Bare areas should be sodded or seeded to replace the grass cover. In case of erosion, replace the missing soils and bring the area back to grade;
- c) Establish Rules and Regulations. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Common Areas and Residential Units/Lots (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;
- d) Litigation. To sue or be sued;

e) Members. The members of the Association shall consist of all the record owners of the Residential Units as that term is defined in the Declaration. Change of membership in the Association shall be established by the recording of a deed or other instrument establishing a record title to a Residential Unit within the Properties in the public records of Pinellas County, Florida, and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated;

f) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted; and

g) Other. Engage in all lawful acts permitted or authorized by law.

ARTICLE IV - MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Residential Unit/Lot (as defined in the Declaration) that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Residential Unit/Lot merely as security for the performance of an obligation. An Owner of more than one Residential Unit/Lot is entitled to one membership for each Residential Unit/Lot owned. Membership is appurtenant to, and may not be separated from, ownership of a Residential Unit/Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Residential Unit/Lot. Each membership is transferred automatically by record conveyance or other transfer of title of a Residential Unit/Lot.

ARTICLE V - VOTING RIGHTS

The voting rights of members are that each member shall have one vote for each Residential Unit/Lot said member owns of record as further set forth in the Declaration.

ARTICLE VI - INCORPORATORS

The name and addresses of the incorporators and subscribers to these Articles are:

Name:

Address:

Angie Husic

11700 Park Blvd, Apt. 108
Seminole, FL. 33772

Troy Honchell

11700 Park Blvd, Apt. 206
Seminole, FL. 33772

Lisa Freibert

11700 Park Blvd, Apt. 205
Seminole, FL. 33772

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ARTICLE VII - OFFICERS

This Association's affairs shall be managed by a President, Vice President, Secretary, and Treasure, and such other officers as may be provided in the by-laws. Election of officers shall take place in accordance with the By-laws of the Association. The names and addresses of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

<u>Name:</u>	<u>Office:</u>
Angie Husic	President
Troy Honchell	Vice President
Lisa Freibert	Secretary/Treasurer

ARTICLE VIII - BOARD OF DIRECTORS

This Association's affairs are managed by a Board of Directors composed of at least three (3) Directors initially, but the number of Directors may be increased or decreased from time to time, in accordance with the by-laws, but shall never be less than three (3). Members of the Board of Directors shall be elected from the membership of the corporation at the annual meeting or at any special meeting called for that purpose. Election of directors shall take place in accordance with the By-laws of the Association; cumulative voting for Directors is not permitted. The names and addresses of the persons who are to serve as directors for the ensuing year or until the first annual meeting of the corporation are as follows:

<u>Name:</u>	<u>Addresses:</u>
Angie Husic	11700 Park Blvd, Apt. 108 Seminole, FL, 33772
Troy Honchell	11700 Park Blvd, Apt. 206 Seminole, FL, 33772
Lisa Freibert	11700 Park Blvd, Apt. 205 Seminole, FL, 33772

ARTICLE IX - TERM OF EXISTENCE

This Association shall exist perpetually. However, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE X - DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the consent given in writing and signed by not less than three-fourths (3/4) of the members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets, together with the control or

right of access to any property containing the surface water management system facilities, shall be conveyed or dedicated to an appropriate governmental unit or public utility to be used for purposes similar to those for which this Association was created. If any such conveyance or dedication is refused, such assets, together with the control or right of access to any property containing the surface water management system facilities shall be granted, conveyed, and assigned to a non-profit corporation or other organization similar to the Association and devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

ARTICLE XI - BY-LAWS

This Association's By-Laws will initially be adopted by the Board of Directors. Thereafter, the By-Laws shall be altered, amended, or rescinded solely by the approval of the Board of Directors. In certain circumstances set forth in the Declaration or as may be set forth in any future amendment to the Declaration the members may have authority to approve amendments to the By-laws; in those circumstances such provisions shall control the alteration, amendment, or rescission of the By-laws.

ARTICLE XII - AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval of two-thirds (2/3) of the members that are present. In certain circumstances set forth in the Declaration or as may be set forth in any future amendment to the Declaration the members may have authority to approve amendments to these Articles by a different percentage of the members or as required by law; in those circumstances such provisions shall control the amendment to these Articles.

ARTICLE XIII - INDEMNIFICATION

Every Director and 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 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, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The owners of units shall be shareholders or members of the Association.

The Officers and Directors of the Association have a fiduciary relationship to the Residential Unit/Lot owners. In the event that any Directors or Officers of the Association breaches this fiduciary relationship through willful malfeasance, he or she shall not be indemnified by the Association. The forgoing right or indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE XIV - INTERPRETATION

Express reference is made to the Declaration if necessary to interpret, construe, and clarify

the provisions of these Articles. By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results. In the event of a conflict, the order of priority for interpretation shall be: the Declaration, these Articles, and the By-laws of the Association.

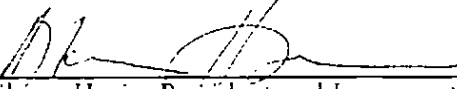
ARTICLE XV - REGISTERED AGENT AND OFFICE

The Association's initial registered agent is Greenberg Nikoloff, P.A. which maintains a business office at 1964 Bayshore Boulevard, Suite A, Dunedin, Florida 34698. Both this Association's registered agent and registered office may be changed from time to time by the Board of Directors as provided by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation for the purpose of forming the Association on the date referenced below.

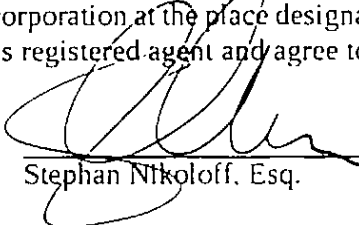
I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided for in s.817.155, F.S.

SEMINOLE SQUIRE APARTMENTS NO. 1 ASSOCIATION

By: 
Ajkuna Husic, President and Incorporator

2-21-23
Date

Having been named as registered agent to accept service of process for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Stephan Nikoloff, Esq.

2-21-23
Date

2023
FEB 21 10:09 AM
STATE
CLERK