

# 795000001412

## CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870  
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302  
 TOLL FREE No. 1-800-342-8062  
 FAX (904) 222-1222

NAME \_\_\_\_\_  
 FIRM \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE ( ) \_\_\_\_\_

Service: Top Priority \_\_\_\_\_ Regular \_\_\_\_\_  
 One Day Service Two Day Service

To us via \_\_\_\_\_ Return via \_\_\_\_\_

Matter No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

State Fee \$ \_\_\_\_\_ Our \$ \_\_\_\_\_

RECEIVED  
 MAR 27 1995

AB 3/27/95

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE	_____	_____	_____
TIME	_____	_____	CK No. _____
BY	AAK		

WALK-IN  
 Will Pick Up 3:27 PM

RE: Clearwater Trailer  
City Homeowners Association  
Inc

	C.C. FEE.	DISBURSED
<input checked="" type="checkbox"/> Capital Express™		
<input checked="" type="checkbox"/> Art. of Inc. File		
Corp. Record Search		
Ltd. Partnership File		
Foreign Corp. File		
<input checked="" type="checkbox"/> ( ) Cert. Copy(s)		
Art. of Amend. File		
Dissolution/Withdrawal		
C U S-		
Fictitious Name File		
Name Reservation		
Annual Report/Reinstatement		
Reg. Agent Service		
Document Filing		
Corporate Kit		
Vehicle Search		
Driving Record		
Document Retrieval		
UCC 1 or 3 File		
UCC 11 Search		
UCC 11 Retrieval		
File No.'s, _____ Copies		
Courier Service		
Shipping/Handling		
Phone ( )		
Top Priority		
Express Mail Prop.		
FAX ( ) pgs.		
<b>SUBTOTALS</b>		

FEE.....	\$
DISBURSED.....	\$
SURCHARGE.....	\$
TAX on corporate supplies.....	\$
SUBTOTAL.....	\$
PREPAID.....	\$
BALANCE DUE.....	\$

Please remit Invoice number with payment  
 TERMS: NET 10 DAYS FROM INVOICE DATE  
 1 1/2% per month on Past Due Amounts  
 Past 30 Days, 18% per Annum.

THANK YOU  
 from  
 Your Capital Connection

FILED

95 MAR 27 PM 12:31

ARTICLES OF INCORPORATION  
OF

**CLEARWATER TRAILER CITY HOMEOWNERS ASSOCIATION, INC.**

Pursuant to the provisions of §617.0202, and §723.077, Florida Statutes, the undersigned corporation adopts the following Articles of Incorporation.

ARTICLE 1 - NAME, ADDRESS AND REGISTERED AGENT

Section 1. Name: The name of this corporation is **Clearwater Trailer City Homeowners Association, Inc.**

Section 2. Address: The street address of the principal office of the corporation is:

**1650 Clearwater - Largo Road  
Clearwater, Florida 34616**

Section 3. Registered Agent: The name and address of the registered agent of the corporation is:

**Rose Marie Short**

whose mailing address is:

**Lot 134  
1650 Clearwater - Largo Road  
Clearwater, Florida 34616**

and whose physical address is:

**Lot 134  
1650 Clearwater - Largo Road  
Clearwater, Florida 34616**

ARTICLE 2 - PURPOSES AND POWERS

Section 1. Purpose: The purpose of the corporation is to:

1.1. Negotiate for, acquire and operate the **CLEARWATER TRAILER CITY** (the "Park") on behalf of the mobile home owners, and to undertake all of the functions contained in the bylaws of the corporation and the controlling documents of the homeowners' association, and all functions allocated by law to such homeowners' associations, and to corporations not-for-profit by

Chapter 617, Florida Statutes; and further, to own, operate, lease, sell, trade and otherwise deal with property in accordance with the law, the bylaws of the corporation, and these Articles.

1.2. Upon acquisition of the Park, to convert it to a condominium, cooperative, or a subdivision form of ownership, or another type of ownership.

Section 2. Powers: In furtherance of the purposes of the corporation, the corporation may:

2.1. Exercise all rights and powers conferred upon corporations not-for-profit and mobile home park homeowners' associations under the laws of the State of Florida, and as set forth in these Articles of Incorporation and the bylaws of the corporation, and in any recorded covenants, conditions, declarations, proprietary leases, or restrictions encumbering property owned by the corporation;

2.2. Upon acquisition of the Park, to maintain, manage, and operate the Park, for and on behalf of the lot or unit owners of the Park;

2.3. Offer lots or units for sale or lease in the ordinary course of business, and be the entity that owns the record interest in the property;

2.4. Institute, maintain, settle or appeal actions or hearings in its name, on behalf of all members, as appropriate to their status, concerning matters of common interest, including, but not limited to, the common property, structural components of buildings (including mobile homes owned by the corporation, but not including mobile homes owned by members) and other improvements, mechanical, electrical and plumbing elements serving the common property, and protests of taxes on commonly used facilities;

2.5. Fix, levy, collect and enforce payment by any lawful means, all charges and assessments made pursuant to the terms of the bylaws of the corporation and its property; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges, levied or imposed against the property of the corporation, and to lease, maintain, repair, and replace the common areas of the property of the corporation;

2.6. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property, in connection with the affairs of the corporation, and purchase lots or units in the property and to acquire and hold, lease, mortgage, and convey them;

2.7. Modify, move or create any easement for ingress or egress or for the purposes of utilities, if the easement constitutes part of or crosses the property; however, this section does not authorize the corporation to modify or move any easement created in whole or in part for the use or

benefit of anyone other than the members, or crossing the property of anyone other than the members, without their consent or approval as required by law or the instrument creating the easement; nothing in the section affects the rights of ingress or egress of any member of the homeowners' association;

2.8. Make and enforce reasonable rules and regulations governing the use of lots or units, common property, and any other property owned by the corporation;

2.9. Borrow money, mortgage, pledge, deed in trust or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

2.10. Dedicate, sell or transfer in fee simple all or any part of the corporation's property to any public bodies or governmental agencies or authorities or public or private utility companies.

#### ARTICLE 3 - MEMBERSHIP

Section 1. Members. Prior to acquisition of the Park, the members of the corporation shall consist of all of the record title owners of the mobile homes in the Park. Upon acquisition of the Park, the members shall consist of those mobile home owners who purchase interests in the condominium, cooperative, subdivision, or other entity which operates the Park at such time.

Section 2. Voting Power: Each membership shall entitle the holder thereof to one (1) vote, with each member having equal voting powers. Each such membership shall be equal with every other membership. Each membership, when issued, shall be fully paid and assessable.

Section 3. Ownership Restricted: Ownership of memberships in the corporation is restricted to the record title owners of mobile homes in the Park, provided however, that each such mobile home shall have only one (1) membership appurtenant thereto, regardless of how many persons or entities hold an interest therein. Nothing herein is intended or shall be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any mobile home within the Park.

#### ARTICLE 4 - DIRECTORS

This corporation shall have seven (7) directors initially. The number of directors may be increased or decreased from time to time by the method stated in the bylaws; however, the number of directors shall never be less than three (3). The method of election of directors shall be as stated in the bylaws of the corporation, and if not so stated, then prior to acquisition of the Park, shall be as set forth in §723.078, Florida Statutes, and after acquisition of the Park, shall be as set forth in the controlling Florida law applicable type of entity operating the Park (e.g., the Florida Condominium Act, if a condominium, the Florida Cooperative Act, if a cooperative, etc.).

#### ARTICLE 5 - ASSESSMENTS

Members may be assessed by the corporation for insurance, maintenance, mortgage payments, if any, operations, taxes, and other obligations of the corporation. Assessments shall be utilized by the corporation in paying the obligations of the corporation as authorized by the board of directors.

#### ARTICLE 6 - AMENDMENT

These Articles of Incorporation may be amended:

(a) prior to the sale of lots or units, by an instrument, in writing, executed in conformance with the requirements of Chapter 617, Florida Statutes, and Chapter 723, Florida Statutes;

(b) after sale of lots or units, then in the manner provided by the bylaws, which shall not be inconsistent with the requirements of the homeowners' association law applicable to the type of entity controlling the property of the corporation.

#### ARTICLE 7

The name and street address of the Incorporator to these Articles of Incorporation is:

**Rose Marie Short - Lot 134  
1650 Clearwater - Largo Road  
Clearwater, Florida 34616**

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 21 day of October, 1995.

By: Rose Marie Short  
Rose Marie Short, Incorporator

CERTIFICATE OF DESIGNATION  
REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of §617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent and registered office of the corporation in the State of Florida.

1. The name of the corporation is: **Clearwater Trailer City Homeowners Association, Inc.**
2. The name and street address of the registered agent and office is:

Rose Marie Short  
Lot 134  
1650 Clearwater - Largo Road  
Clearwater, Florida 34616

Dated: 7-2-95

By: Rose Marie Short  
its Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: 7-21-95

Rose Marie Short  
Rose Marie Short  
Registered Agent