

1201 HAYS STREET  
TALLAHASSEE, FL 32301

800-342-8086



ACCOUNT NO. : 072100000032

REFERENCE : 586893 5310A

AUTHORIZATION *Petricia P. J. J.*

COST LIMIT : \$ 70.00

ORDER DATE : April 28, 1995

100001467861

ORDER TIME : 8:25 AM

ORDER NO. : 586893

CUSTOMER NO: 5310A

CUSTOMER: Dale W. Vash, Esq  
FOWLER WHITE GILLEN BOGGS  
VILLAREAL & BANKER, P.A.  
501 E. Kennedy Blvd., ste. 1700  
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FILED  
95 APR 28 PM 2:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: CRYSTAL SHORES HOMEOWNERS  
ASSOCIATION, INC.

XXXX ARTICLES OF INCORPORATION  
\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

\_\_\_\_ CERTIFIED COPY  
XXXX PLAIN STAMPED COPY  
\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

T. BROWN APR 28 1995

**ARTICLES OF INCORPORATION  
OF  
CRYSTAL SHORES HOMEOWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned do hereby associate themselves for the purpose of forming a corporation not for profit. Pursuant to the provisions and laws of the State of Florida, we certify as follows:

**ARTICLE I: NAME**

The name of the corporation shall be CRYSTAL SHORES HOMEOWNERS ASSOCIATION, INC. Hereinafter, the corporation shall be referred to as the "Association", with its principal place of business located at 4768 East Bay Drive, Clearwater, Florida, 34624.

**ARTICLE II: PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, (1994), hereinafter called the "Condominium Act," for the operation of CRYSTAL SHORES CONDOMINIUM, a condominium to be created pursuant to the provisions of the Condominium Act.

**ARTICLE III: POWERS**

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 and not in conflict with the terms of these Articles of Incorporation or the Condominium Act.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these

Articles of Incorporation and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate CRYSTAL SHORES CONDOMINIUM, pursuant to the Declaration thereof, and as such Declaration may be amended from time to time.

3.3 All funds and the titles to all properties acquired by the Association, and their proceeds, may be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws of the Association and the Condominium Act.

3.4 To make and collect assessments against members to defray the costs and meet the expenses, obligations and losses of the condominium.

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

3.6 To maintain, manage, repair, replace and operate condominium property.

3.7 To purchase insurance upon the condominium property for the protection of the Association and its members.

3.8 To reconstruct improvements after casualty and to further improve the property.

3.9 To make and amend reasonable regulations respecting the use of the property.

3.10 To approve or disapprove and to exercise rights regarding the transfer, mortgage, lease, and ownership of units as may be provided by the Declaration of Condominium and ByLaws.

3.11 To enforce by legal means the provisions of the Condominium Act, the respective Declaration of Condominium, these

Articles, the By-Laws of the Association, and rules and regulations of the condominium.

3.12 To contract for the management of the condominium with other parties and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the respective Declaration of Condominium to have approval of the Board of Directors or membership of the Association.

3.13 To contract for the management or operation of portions of the common elements susceptible to separate management or operation and to lease such portions.

3.14 To employ personnel to perform the services required for proper operation of the condominium.

3.15 To purchase units in the condominium and to acquire and hold, lease, mortgage and convey them.

3.16 To modify or move any easement for ingress or egress or for the purposes of utilities if the easement constitutes part of or crosses the condominium property.

3.17 To purchase any land or recreation lease.

#### ARTICLE IV: MEMBERSHIP

4.1 The members of the Association shall consist of all of the record owners of condominium units in CRYSTAL SHORES CONDOMINIUM, hereinafter referred to as "Condominium Units."

4.2 Membership shall be acquired by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a Condominium Unit in CRYSTAL SHORES CONDOMINIUM, and by delivery of a copy of such deed to the Association. The owner designated by such instrument shall become

a member of the Association, and the membership of the prior owner shall thereby be terminated. Provided, however, any party who owns more than one unit shall remain a member of the Association so long as he shall retain title to or a fee ownership interest in any unit.

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 apartment.

4.4 On all matters upon which the membership be entitled to vote, there shall be one vote for each unit owner, which vote may be exercised or cast in such a manner as may be provided in the By-Laws of the Association. Any person or entity owning more than one unit shall be entitled to one vote for each unit he owns, except as otherwise provided in the By-Laws.

#### ARTICLE V: PERPETUAL EXISTENCE

The Association shall have perpetual existence; provided however, in the event of termination of CRYSTAL SHORES CONDOMINIUM, the Association shall be dissolved in accordance with applicable laws.

#### ARTICLE VI: SUBSCRIBERS

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

Aldo Cairo  
4768 East Bay Drive  
Clearwater, FL 34624

#### ARTICLE VII: OFFICERS

The affairs of the Association shall be administered by a President, a Secretary and a Treasurer, and such Vice Presidents,

Assistant Secretaries and Assistant Treasurers as the Board of Directors may from time to time designate. Any person may hold two offices. Officers of the Association shall be elected by the Board of Directors at its organizational meeting and thereafter at the annual meeting of the Directors of the Association. The officers shall serve at the pleasure of the Board of Directors. Officers and directors who control or disburse Association funds may, at the discretion of the Board of Directors, be bonded. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors at its organizational meeting are as follows:

Ralph Rugo, President  
4768 East Bay Drive  
Clearwater, FL 34624

Aldo Cairo, Secretary/Treasurer  
4768 East Bay Drive  
Clearwater, FL 34624

#### ARTICLE VIII: DIRECTORS

8.1 The affairs of the Association shall be managed by a Board of Directors. The day to day administration of the Association may be handled through officers elected by the Board. Directors shall serve one year terms and shall be elected at the annual meeting of the members of the Association. The number of persons which shall constitute the entire Board of Directors shall be three (3).

8.2 The first annual membership meeting of the Association shall be held on the second Thursday in January of the year following the date upon which the Declaration of Condominium of CRYSTAL SHORES CONDOMINIUM has been filed in the Public Records of Pinellas County, Florida.

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

Ralph Rugo  
4768 East Bay Drive  
Clearwater, FL 34624

Aldo Cairo  
4768 East Bay Drive  
Clearwater, FL 34624

Louis Leousis  
4768 East Bay Drive  
Clearwater, FL 34624

#### ARTICLE 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 in connection with any proceeding or the settlement of 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, whether or not he 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 duties. The Board of Directors of the Association may, in its discretion, provide insurance for the purpose of indemnifying officers and directors pursuant to this Article. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such Director or Officer may be entitled.

#### ARTICLE X: BY-LAWS

The initial By-Laws of the Association shall be those annexed to the original Declaration of Condominium for CRYSTAL SHORES CONDOMINIUM as the same is recorded, or will be recorded in the Public Records of Pinellas County, Florida. Unless provided otherwise in these Articles of Incorporation or the Declaration of Condominium for CRYSTAL SHORES CONDOMINIUM, the By-Laws of the Association shall be altered, amended or rescinded only by a vote of not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

#### ARTICLE XI: INTERVENTION; RECORDS

11.1 In any legal action in which the Association may be exposed to liability in excess of the insurance coverage protecting it and its members, the Association shall give notice of the exposure within a reasonable time to all members who may be exposed to the liability, whereupon such members shall have the right to intervene and defend in such action.

11.2 The Association shall maintain accounting records according to good accounting practices which shall be open to inspection by members or their duly authorized representatives at reasonable times and written summaries shall be supplied at least annually to members or their duly authorized representatives.

#### ARTICLE XII: AMENDMENTS

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

12.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed



amendment is to be considered.

12.2 A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the members of the Association. Members may propose such an amendment by instrument in writing directed to the President or Secretary of the Board signed by not less than fifty (50%) percent of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the President, or, in the event of his refusal or failure to act, the Board of Directors shall call a meeting of the membership to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering such amendment. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, approvals of such amendments must be by not less than 75% of the votes of the entire membership of the Association.

12.3 A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes.

#### ARTICLE XIII: DEFINITIONS

Whenever referred to in these Articles of Incorporation the term "Developer" shall refer to Mapleway, Inc., a Florida corporation.

The term "Units that will be ultimately operated by the Association" shall refer to the condominium units that are part of CRYSTAL SHORES CONDOMINIUM.

All terms used herein shall have the meanings set forth in the Declaration of CRYSTAL SHORES CONDOMINIUM unless the context requires otherwise.

ARTICLE XIV: REGISTERED AGENT AND OFFICE

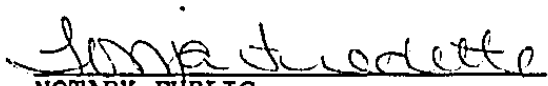
The registered office and Registered Agent to accept service of process within this State for said corporation shall be Aldo Cairo located at 4768 East Bay Drive, Clearwater, FL 34624.

IN WITNESS WHEREOF, the Subscribers have affixed their signatures hereto this 21st day of April, 1995.

  
Aldo Cairo

STATE OF FLORIDA  
COUNTY OF Pinellas

BEFORE ME, the undersigned authority, personally appeared Aldo Cairo, who after being duly sworn, acknowledges that he executed the foregoing Articles of Incorporation for the purpose expressed therein, this 21 day of April, 1995. He is personally known to me or has produced FL DL license as identification and ~~did~~/did not take an oath.

  
NOTARY PUBLIC

State of Florida at Large

My commission expires:



CERTIFICATE DESIGNATING REGISTERED OFFICE FOR  
THE SERVICE OF PROCESS WITHIN THE STATE,  
NAMING REGISTERED AGENT UPON WHOM  
PROCESS MAY BE SERVED

FILED  
95 APR 28 PM 2:14  
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INFORMATION STATE

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That CRYSTAL SHORES HOMEOWNERS ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at the City of Indian Rocks Beach, County of Pinellas, State of Florida, has named Aldo Cairo as its agent to accept service of process within this state.

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

REGISTERED OFFICE ADDRESS:

4768 East Bay Drive  
Clearwater, FL 34624

  
Aldo Cairo