

# CAPITAL CONNECTION, INC.

417 E. Virginia St., S.W., Atlanta, GA 30331  
 Mailing Address: P.O. Box 149, Atlanta, GA 30301  
 TEL. (404) 525-1222  
 FAX (904) 22-1222

NAME \_\_\_\_\_  
 FIRM \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PHONE ( ) \_\_\_\_\_

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

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

Mailor No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

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

W95-11917

REQUEST TAKEN CONFIRMED APPROVED

DATE \_\_\_\_\_

TIME \_\_\_\_\_ CK No. \_\_\_\_\_

BY \_\_\_\_\_

WALK-IN Will Pick Up 6.22.00

51735  
 195000026923  
 PROPERTY  
 CONNECTION

## DIVISION OF CORPORATION

DISBURSED

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

### SUBTOTALS

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



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

June 2, 1995

CAPITAL CONNECTION  
P.O. BOX 10349  
TALLAHASSEE, FL 32302

SUBJECT: ISLAND CAY PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W95000011417

We have received your document for ISLAND CAY PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6928.

Agnes Bundick  
Corporate Specialist

Letter Number: 195A00027641

**ARTICLES OF INCORPORATION  
OF  
ISLAND CAY PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

**ARTICLE I**

The name of the corporation (hereinafter called the association) is ISLAND CAY PROPERTY OWNERS ASSOCIATION, INC..

**ARTICLE II**

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residential lots and common areas, including surface drainage systems, within a certain subdivision tract of real property described as follows:

Island Cay Subdivision, according to the Plat thereof, as recorded in Plat Book 75, at Page 52, of the Public Records of Hillsborough County, Florida.

and to promote the health, safety, and welfare of the owners and occupants within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Residential Covenants and Restrictions (the declaration) applicable to the subdivision to be recorded in the Public Records of Hillsborough County, Florida;

b) Affix, levy, collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the association;

c) Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real personal property in connection with the affairs of the association;

d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

f) Participate in mergers and consolidation with other non-profit corporations organized for the same purposes, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two-thirds of each class of members;

g) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

h) Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts, and related appurtenances.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against members as provided in the declaration, and no part of any net earnings of the association will inure to the benefit of any member.

### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the covenants of record to assessment by the association, shall be a member of the association, provided that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member. The membership requirement shall not apply to any mortgages or third person. The record owner may designate that the occupant of a residential area be a member in his place.

### ARTICLE IV

The period of duration of the association shall be perpetual.

### ARTICLE V

The name and residence address of each subscriber is:

<u>NAME</u>	<u>ADDRESS</u>
R. Dennis Corbett	3900 South Florida Avenue Lakeland, Florida 33813

### ARTICLE VI

The affairs of the association shall be managed by a board of directors.

#### ARTICLE VII

The number of persons constituting the first board of directors of the association shall be ~~one~~ (3) and the names and addresses of the persons who shall serve as directors until the first election are:

<u>NAME</u>	<u>ADDRESS</u>
R. Dennis Corbett	3900 South Florida Avenue
Jerry D. Miller	Lakeland, Florida 33813
Robert O. Kincart	

The directors shall be elected in accordance with the bylaws at each annual meeting of the corporation as further set out in the bylaws.

#### ARTICLE VIII

The bylaws of the association may be made, altered, or rescinded at any annual meeting of the association, or at any special meeting duly called for such purposes, on the affirmative vote of two-thirds of members existing at the time of and present at such meeting except that the initial bylaws of the association shall be made and adopted by the board of directors.

#### ARTICLE IX

Amendments to these articles of incorporation may be proposed by any member of the association. These articles may be amended at any annual meeting of the association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

The street address of the initial registered office is 3900 South Florida Avenue, Lakeland, Florida 33813, and the name of the initial registered agent at that office is R. Dennis Corbett.

## ARTICLE XI

Section 1. The officers of the corporation shall be a President, Vice President, and a Secretary-Treasurer and such other officers as may be provided in the bylaws.

Section 2. The names of the persons who are to serve as officers of this corporation until the first meeting of the board of directors are:

<u>NAME</u>	<u>ADDRESS</u>
R. Dennis Corbett	3900 South Florida Avenue Lakeland, Florida 33813

Section 3. The officers shall be elected at the annual meeting of the board of directors or as otherwise provided in the bylaws.

Section 4. The duties of said officers shall be as described in the bylaws to the corporation.

## ARTICLE XII

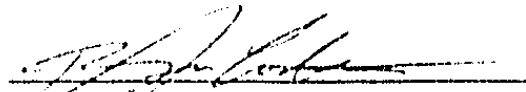
Section 1. No part of the earnings of this corporation shall insure to the benefit of any individual or member.

Section 2. The corporation shall not carry on propaganda or otherwise act to influence legislation.

## ARTICLE XIII

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

Executed at Lakeland, Florida, on June 1, 1995.

  
R. Dennis Corbett

STATE OF FLORIDA  
COUNTY OF POLK

Personally appeared before me, the undersigned authority, R. DENNIS CORBETT, to be well known as the person(s) described in and who executed and subscribed to the foregoing Articles of Incorporation, and acknowledged before me that he executed and subscribed to the same for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Lakeland, Florida, this 1<sup>st</sup> day of June, 1995.

My commission expires:

(SEAL)



  
Notary Public, State of Florida

Joseph J. Nolan

Notary Printed Name



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**

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

First - - That the ISLAND CAY PROPERTY OWNERS 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 County of Hillsborough, State of Florida, has named R. DENNIS CORBETT, located at 3900 South Florida Avenue, Lakeland, Florida 33813, City of Lakeland, County of Polk, State of Florida, as its agent to accept service of process within this state.

**ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)**

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

BY: \_\_\_\_\_

R. Dennis Corbett, Resident Agent

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by R. DENNIS CORBETT, personally and well known to me as who produced a drivers license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of June, 1995.

My Commission Expires:

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: Joseph J. Nolan

