

# N 96000001533

## TRANSMITTAL LETTER

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

20000001533  
-03/15/96--01104--010  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

SUBJECT: Treetops Bay Condominiums Association  
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

<input type="checkbox"/> \$70.00	<input checked="" type="checkbox"/> \$78.75	<input type="checkbox"/> \$122.50	<input type="checkbox"/> \$131.25
Filing Fee	Filing Fee & Certificate	Filing Fee & Certified Copy	Filing Fee, Certified Copy & Certificate

FROM: Philip M. Weaver

Name (Printed or typed)

6613 Kansas St. P.O.Box 5452

Address

Bradenton, Fl. 34281

City, State & Zip

941-756-3834

Daytime Telephone number

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

96 MAR 15 AM 9:09

FILED

NOTE: Please provide the original and one copy of the articles.

G3 3/21/96

## ARTICLES OF INCORPORATION

*The undersigned, acting as Incorporator(s) of a corporation pursuant to chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:*

### ARTICLE I

#### Name

The name of the corporation shall be:

Treetops Bay Condominium Association, Inc.

### ARTICLE II

#### Principal place of business and mailing address

The principal place of business and mailing address of this corporation shall be:

6613 Kansas St., P.O.Box 5452  
Bradenton, Fl. 34281

### ARTICLE III

#### Purpose(s)

The specific purpose(s) for which the corporation is organized is(are):

to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes, or as that statute may be amended, for the operation of a Condominium. The Corporation shall be a non-profit corporation and shall ultimately be owned entirely by the owners of the units to be constructed.

### ARTICLE IV

#### Manner of election of directors

The manner in which the directors are elected or appointed is as follows:

Initially the incorporators will be the members of the Board of Directors. When 25% of the units to be constructed are sold, one owner not an incorporator will be elected to the board by the new owners. When 75% of the units are sold the owners will elect all members of the board, but incorporators may be elected to the board.

FILED  
56 MAR 15 AM 9:09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## ARTICLE V

### Limitation of corporate powers

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes, unless limited are as follows:

The Association may contract and may sue with respect to the exercise or non exercise of its powers. However it is specifically provided that the membership of the Association shall not have the power to sue the Association unless it be shown that 75% of the members of the Association concur on the necessity for a suit against the Association.

## ARTICLE VI

### Initial registered agent and street address

The name and the street address of the initial registered agent is:

Philip M. Weaver  
6613 Kansas St.,  
Bradenton, Fl. 34281

## ARTICLE VII

### Incorporators

The name(s) and the street address(es) of the incorporator(s) for these articles of incorporation is(are):

Philip M. Weaver and M. Joan Weaver  
Both residing at 6613 Kansas St.,  
Bradenton, Florida 34281

The undersigned incorporator has executed these Articles of Incorporation this 11<sup>th</sup> day of March, 19 96.

Signature of Incorporator:

Philip M. Weaver

Philip M. Weaver

Typed name of incorporator signing

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

Treetops Bay Condominiums, Inc.  
(must include suffix)

FILED  
96 MAR 15 AM 9:09  
CLERK OF COURT  
STATE OF FLORIDA

2. The name and address of the registered agent and office is:

Philip M. Weaver  
(NAME)

6613 Kansas St.,  
(P.O. Box or Mail Drop Box NOT ACCEPTABLE)

Bradenton Fl. 34281  
(CITY/STATE/ZIP)

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

*Philip M. Weaver*  
(SIGNATURE)

*Mar. 11, 1996*  
(DATE)

# N96000001533

FILED

96 JUN 21 PM 2:01

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Requestor's Name \_\_\_\_\_  
 \_\_\_\_\_ Philip M. Weaver  
 \_\_\_\_\_ 1100 Jackson Road  
 \_\_\_\_\_ Ann Arbor, MI 48105  
 \_\_\_\_\_ City/State/Zip Phone # \_\_\_\_\_

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
2. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
3. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
4. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)

- ☐ Walk in    ☐ Pick up time \_\_\_\_\_    ☐ Certified Copy  
☐ Mail out    ☐ Will wait    ☐ Photocopy    ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

700001871677  
 -06/21/96--01078--024  
 \*\*\*\*\*87.50 \*\*\*\*\*87.50

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

N. HENDRICKS JUN 26 1996

Examiner's Initials	
---------------------	--

ARTICLES OF AMENDMENT **FILED**  
to  
ARTICLES OF INCORPORATION  
of

96 JUN 21 PM 2:01  
SECRETARY OF STATE  
FLORIDA

Treetops Bay Condominium Association, Inc.

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

ARTICLE III

to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes, or as that statute may be amended, for the operation of a Condominium. The Corporation shall be a non-profit corporation and shall ultimately be owned entirely by the owners of the units to be constructed and all unit owners must be members.

ARTICLE VIII

The Association must exist in perpetuity however if the Association is dissolved, the property consisting of the water management system shall be conveyed to an appropriate unit of local government and that if not accepted then the surface water management system shall be dedicated to a similar non-profit corporation.

SECOND: The date of adoption of the amendment(s) was: June 18, 1996

THIRD: Adoption of Amendment (CHECK ONE)

☐ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

☒ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Treetops Bay Condominium Association, Inc.  
Corporation Name

Philip M. Weaver  
Signature of Chairman, Vice Chairman, President or other officer

Philip M. Weaver  
Typed or printed name

President      6/18/96  
Title      Date