

1201 HAYS STREET
TALLAHASSEE, FL 32301-2607
904 222 0171
904 222 0393 FAX

800-342-8086



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PRESIDENTIAL
LEGAL & FINANCIAL SERVICES

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ACCOUNT NO. : 072100000032

REFERENCE : 009586 11934A

AUTHORIZATION : *Patricia Piquito*

COST LIMIT : \$ 122.50

ORDER DATE : July 3, 1996

ORDER TIME : 12:12 PM

ORDER NO. : 009586

CUSTOMER NO: 11934A

CUSTOMER: Ms. Deborah P. Chambers
MOLLOY JAMES & PETERSON

325 South Boulevard

Tampa, FL 33606

300001888963

DOMESTIC FILING

NAME: ISLAND PARK PROPERTY OWNERS
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Victoria L. Perez

EXAMINER'S INITIALS: *Dmc 7-5-96*

FILED
96 JUL -3 AM 11:20
TALLAHASSEE, FLORIDA

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

FILED
96 JUL -3 AM 11:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We the undersigned, with other persons being desirous of forming a corporation not for profit, under the provisions of Chapter 617, Florida Statutes, do agree to the following:

ARTICLE I - NAME

The name of the corporation is ISLAND PARK PROPERTY OWNERS ASSOCIATION, INC., whose address is 611 W. Bay Street, Tampa, Florida 33606. For convenience the corporation shall be referred to in this instrument as the "Association."

ARTICLE II - PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617, Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 Florida Statutes. The purpose for which the corporation is organized is to provide the entity responsibility for the operation of a condominium in Hillsborough County, Florida known as ISLAND PARK, A CONDOMINIUM ("Condominium"). The Declaration of Condominium, and any amendments thereto whereby said Condominium has been or will be created, are herein called the "Declaration".

**ARTICLE III - QUALIFICATION OF MEMBERS
AND MANNER OF ADMISSION**

Section 1. The members of the Association shall constitute all the record owners of residential condominium units in the Condominium. After receiving the approval of the Association, as required under the Declaration, change of membership may be made by recording in the Records of Hillsborough County, Florida, a deed or other instrument establishing record title to a condominium unit and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner of such condominium unit shall thereupon be terminated.

Section 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner whatsoever except as an appurtenance to his condominium unit.

Section 3. The owner of each condominium unit shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of a condominium unit and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE IV - CORPORATE EXISTENCE

The Association's existence shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida.

ARTICLE V - DIRECTORS AND OFFICERS

The affairs of the Association shall be managed by its Board of Directors. The directors and officers may lawfully and properly exercise the powers of the corporation, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiations and/or consummation of the agreements executed pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who some or all of the proprietary interest in the entity or entities with whom the corporation enters into such agreements. Disclosure of such agreements by setting forth the same in the Declaration and/or the Amended Declaration of the Condominium, as initially declared or subsequently redeclared or amended shall stand as an absolute confirmation of such agreements and the valid exercise by the directors and officers of the corporation of the powers pertinent thereto.

ARTICLE VI - BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Directors.

Section 2. This corporation shall have three (3) members of the Board initially. The number of directors may be changed from time to time as provided by the By-Laws, but their number may never be less than three (3).

Section 3. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

Section 4. The first election of directors shall not be held until owners other than the Developer own fifteen percent (15%) or more of the units in the Condominium that will ultimately be operated by the Association. The directors named in these Articles shall serve until the first election of directors and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

Section 5. Directors need not be members of the Association.

Section 6. The names and addresses of the initial Board of Directors are follows:

CRAIG T. ROSS
611 W. Bay Street
Tampa, Florida 33606

GLEN E. CROSS
611 W. Bay Street
Tampa, Florida 33606

SCOTT M. SHIMBERG
611 W. Bay Street
Tampa, Florida 33606

ARTICLE VII - OFFICERS

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

Section 2. The names of the persons who are to serve as officers of the Association until their successors are elected by the Board of Directors are as follows:

OFFICE

President/Vice President
Secretary/Treasurer

NAME

Craig T. Ross
Scott M. Shimberg

Section 3. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

Section 4. The officers shall have such duties, responsibilities, and powers as provided by the By-Laws and by Chapter 718, Florida Statutes.

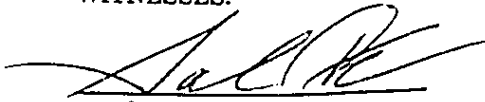
ARTICLE VIII - SUBSCRIBER

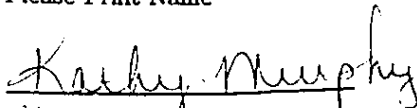
The names and addresses of the subscriber of these Articles of Incorporation are as follows:

CRAIG T. ROSS
611 W. Bay Street
Tampa, Florida 33606

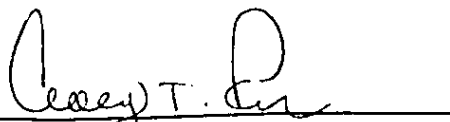
I the undersigned, being the subscriber hereto, do hereby subscribe to these Articles of Incorporation, and in witness whereof, I have set out my hand and seal this 21 day of MARCH 1996

WITNESSES:


Please Print Name
Karen Pizarro


Please Print Name
Kathy Murphy

ISLAND PARK PROPERTY OWNERS
ASSOCIATION, INC.

By: 
Craig T. Ross, (its
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of 11/12/96, 1996,
by Craig T. Ross, as President of Island Park Property Owners Association, Inc., a Florida not for profit
corporation, on behalf of the corporation. He is personally known to me or has produced
_____ as identification.



NOREEN S. FOLSOM
Notary Public, State of Florida
My Comm. Expires July 5, 1997
No. CC283121
Bonded thru Service 'ns

Noreen S. Folsom
NOTARY PUBLIC

Name: Noreen S. Folsom

Serial #: CC-283121

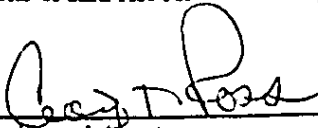
My Commission Expires: 7-5-97

FILED

ACKNOWLEDGEMENT OF REGISTERED AGENT

95 JUL -3 AM 11:20

Having been named to accept service of process for: ISLAND PARK PROPERTY OWNERS ASSOCIATION, INC. at the place designated in this Certificate, I hereby accept to act in this capacity and I further agree to comply with the provisions of said Act relative to keeping open said office.



Registered Agent
Craig T. Ross
611 W. Bay Street
Tampa, Florida 33606