

N96000005359

OFFICE USE ONLY (Document #)

ANN HILL/SMITH & THOMPSON, P.A.

(Requestor's Name)

3520 Thomasville Road, 4th Floor

(Address)

Tallahassee, Florida 32308

893-4105

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

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

1. Stadium Place Condominium Association, Inc.  
(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 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

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

RECEIVED  
96 OCT 18 AM 10:10  
DIVISION OF CORPORATION

D. BROWN OCT 18 1996

Examiner's Initials

DECLARATION OF CONDOMINIUM  
STADIUM PLACE, A CONDOMINIUM

ARTICLES OF INCORPORATION

STADIUM PLACE  
CONDOMINIUM ASSOCIATION, INC.

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 617 and Chapter 718 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation is STADIUM PLACE CONDOMINIUM ASSOCIATION, INC.

493 Stadium Drive

Tallahassee, Florida 32304

ARTICLE II. PURPOSES

The purposes and objects of the Corporation are such as are authorized under Chapter 718 of the Florida Statutes, and include providing for the maintenance, preservation, administration, and management of Stadium Place, a Condominium under the Condominium Act, as amended, Chapter 718 of the Florida Statutes of 1985, in accordance with a Declaration of Condominium.

The Corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the Corporation make any net earnings, but no portion of any net earnings that are made shall inure to the benefit of any private member. If, in any taxable year, the net income of the Corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of:

1. Total common expenses from which payment has been made or liability incurred within the taxable year; and
2. Reasonable reserves for common expenses and other liabilities in the next succeeding taxable year,

then such excess shall be held by the Corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each owner will be credited with the portion of any excess that is proportionate to his interest in the common elements of the Condominium.

ARTICLE III. RESIDENT AGENT

The Registered Agent of the Corporation is W. CRIT SMITH, located at 3520 Thomasville Road, Tallahassee, Florida 32308.

ARTICLE IV. MEMBERS

Each condominium parcel shall have appurtenant thereto membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities, owning such parcel, except that no person or entity holding title to a parcel as security for performance of an obligation shall acquire that membership appurtenant to such parcel by virtue of such title ownership. In no event may any membership be severed from the parcel to which it is appurtenant.

Each membership in the Corporation shall entitle the holder or holders thereof to exercise one (1) vote in accordance with the procedure stated in the Declaration and the Bylaws.

#### ARTICLE V. DURATION

The duration of the existence of the Corporation is perpetual

#### ARTICLE VI. SUBSCRIBERS

The names and residences of the subscribers are:

Albert J. Dooley, Jr., President and Treasurer; and  
Robert P. Wilkins, Jr., Vice President and Secretary.

#### ARTICLE VII. OFFICERS

The affairs of the Corporation are to be managed by a President, Vice President, Secretary and Treasurer who will be accountable to the Board of Directors. Officers will be elected annually in the manner stated in the Bylaws.

The names and positions of the officers who are to serve until the first election of officers are:

#### ARTICLE VIII. DIRECTORS

The number of persons constituting the first Board of Directors is three (3). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Albert J. Dooley, Jr., 334 Old Chapin Road, Lexington, SC 29072 and  
Robert P. Wilkins, Jr., 334 Old Chapin Road, Lexington, SC 29072  
T. Michael Harrell, 1005 Shalimir Drive, Tallahassee, FL 32312,

At the first annual meeting, the members shall elect from among the members of the Corporation two (2) directors for a term of one (1) year each, two (2) directors for a term of two (2) years each, and two (2) directors for a term of three (3) years each; at each annual meeting thereafter the members shall elect from among the membership two (2) directors for a term of three (3) years each.

#### ARTICLE IX. BYLAWS

Bylaws regulating the operation of the Corporation are annexed to the Declaration. The Bylaws may be amended by the first Board of Directors until the first annual meeting of members. Thereafter, the Bylaws shall be amended by the members in the manner stated in the Bylaws.

#### ARTICLE X. AMENDMENTS TO ARTICLES

Amendments to these Articles of Incorporation may be proposed by twenty-five (25) percent of the Board of Directors or by members entitled to exercise at least one-third (1/3) of the then authorized membership voting power. Amendments may be adopted by the affirmative vote of those members exercising not less than seventy-five (75) percent of the total voting power of the Corporation. Additions requirements concerning the proposal and adoption of amendments to the Articles shall be set forth in the Bylaw 6.

#### ARTICLE XI. POWERS OF CORPORATION

To promote the health, safety, and welfare of the owners of parcels at the Condominium, the Corporation may:

1. Exercise all of the powers and perform all of the duties of the Association as stated in the

2. Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due;

3. Engage the services of a professional corporate management agent and delegate to such agent any of the powers or duties granted to the Association under the Declaration or Bylaws other than the power to engage or discharge such agent; the power to adopt, amend, and repeal the provisions hereof, or of the Declaration, Bylaws, or Regulations of the Condominium;

4. Take and hold by lease, gift, purchase, grant, devise or bequest any property, real or personal, including any parcel in the Condominium, borrow money and mortgage any such property to finance the acquisition thereof on the vote of seventy-five (75) percent of the members, and transfer, lease, and convey any such property;

5. Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of one hundred (100) percent of the members; and

6. Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under the Florida Statutes, or by Associations of parcel owners under the Condominium Act.

#### ARTICLE XII. DISSOLUTION

This Corporation may be dissolved at any time with the written consent of all members thereto, -On dissolution, the assets of the Corporation shall be dedicated to an appropriate municipality or other governmental entity or authority to be used for purposes similar to those for which the Corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this Corporation is organized.

~~Executed~~ at Tallahassee, Leon County, State of Florida this October 4th, 1996.

  
Robert P. Wilkins, Jr., Incorporator

STATE OF ~~SOUTH CAROLINA~~ FLORIDA

COUNTY OF ~~LEXINGTON~~ LEON

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ~~ROBERT P. WILKINS, JR., INCORPORATOR~~ to me known to be the persons described in the foregoing Articles of Incorporation, who executed the same, and who acknowledged before me that they executed the same for the purposes stated therein.

WITNESS my hand and official seal in the County and State last named this 4th TH, October 1996.

Cathleen Carney  
NOTARY PUBLIC STATE ~~SOUTH CAROLINA~~ FLORIDA

CATHLEEN CARNEY  
My Commission Expires:



Cathleen Carney  
MY COMMISSION # CC605793 EXPIRES  
November 19, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF ~~SOUTH CAROLINA~~ FLORIDA

COUNTY OF ~~LEXINGTON~~ LEON

### CERTIFICATE DESIGNATING REGISTERED AGENT

In accordance with Section 4.091 of the Florida Statutes of 1995, the following is submitted:

That STADIUM PLACE CONDOMINIUM ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, has named W. Crit Smith, located at 3520 Thomasville Road, Tallahassee, FL 32308, Florida 33050, as its Registered Agent for the acceptance of legal process within the State of Florida.

Albert J. Dooley, Jr. President

Robert P. Wilkins, Jr. Vice-President

Having been named to accept service of process for the above named Corporation at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

W Crit Smith

Registered Agent

October 4, TH, 19 96