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J. HARRIS RHYNE

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*****70.00 *****70.00

March 4, 1999

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32301

RE: Incorporation of TERRA CEIA MANOR TENANTS ASSOCIATION, INC.

Gentlemen:

The documents listed below are forwarded to you with this letter. Please file these documents and process them as needed and return to us one certified copy to our office at P.O. Box 67, Palmetto, Florida 34220.

The enclosed documents are as follows:

1. Original Articles of Incorporation for TERRA CEIA MANOR TENANTS ASSOCIATION, INC.
2. One copy of the Articles of Incorporation for TERRA CEIA MANOR TENANTS ASSOCIATION, INC.
3. Certificate designating a registered agent.

The filing fees and charges are as follows and a check enclosed:

Filing fee for original Articles \$ 70.00

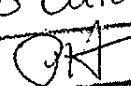
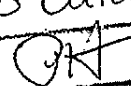
TOTAL \$ 70.00

Sincerely,


J. HARRIS RHYNE

JHR/drz
Enclosures as above
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FILED
99 MAR -8 AM 11:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GAVE
J. Harris Rhyme is Secretary
AUTHORIZATION BY PHONE TO
CORRECT add principal address
to Article 11.11
DATE 
DOC EXAM 
P. Hall
MAR 12 1999 ✓

ARTICLES OF INCORPORATION
OF
TERRA CEIA MANOR
TENANTS ASSOCIATION, INC.

FILED
99 MAR -8 AM 11:26
SECRETARY OF STATE,
TALLAHASSEE, FLORIDA

We the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under Chapter 617, Laws of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I
TERRA CEIA MANOR
TENANTS ASSOCIATION, INC.

The name of this corporation shall be Terra Ceia Manor Tenants Association, Inc.

ARTICLE II
GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs of the Corporation known as Terra Ceia Manor Tenants Association, Inc. located in Manatee County, Florida, and to perform all acts provided in the by-laws of Terra Ceia Manor Tenants Association, Inc. and the Florida Mobile Home Act, Chapter 723.001, Florida Statutes.

ARTICLE III
POWERS

The Association shall have all of the Florida Mobile Home Act law and statutory powers of a corporation not for profit and all of the powers and duties set forth in the Florida Mobile Home Act, except where variances permitted by law appear in these Articles.

ARTICLE IV
MEMBERS

All leasehold persons who are Mobile Home owners, as evidenced by a duly recorded FLORIDA Certificate of Title in the Records of State of Florida, Department of Highway Safety and Motor Vehicles Division of Motor Vehicles, Neil Kirkman Building, Tallahassee, Fl. 32399, with a lease arrangement for one of the cooperative units with the Terra Ceia Manor Cooperative and who do not have a vested fee title to that unit of Terra Ceia Manor Cooperative, Palmetto Florida, shall be members. Membership shall terminate automatically

and immediately as a member's interest in the MOBILE HOME title terminates. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

ARTICLE V VOTING RIGHTS

Each Mobile Home with a lease arrangement for one of the cooperative units as set forth in Article IV shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of a joint ownership of a cooperative unit, the vote to which that unit is entitled shall be apportioned among the owners as their interest may appear, or maybe exercised by one of such joint owners by written agreement of the remainder of the joint owners.

ARTICLE VI INCOME DISTRIBUTION

No part of the income of this corporation shall be distributed to its members, except as compensation for services rendered.

ARTICLE VII EXISTENCE

This corporation shall exist perpetually unless dissolved according to law.

ARTICLE VIII REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the corporation shall be at 5619 Bayshore Road, # 107 Palmetto, Florida 34221 and the registered agent at that address shall be SHARON BURCH. The principal address is the same as the registered office.

ARTICLE IX MEMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) persons, as shall be designated by the By-Laws, and elected at the annual meeting.

ARTICLE X
FIRST BOARD OF DIRECTORS AND OFFICERS

The names and street addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

Sharon Burch
5619 Bayshore Road, # 107 Palmetto, Florida 34221

Patricia Kalamian
5619 Bayshore Road, # 416 Palmetto, Florida 34221

John McCabe
5619 Bayshore Road, # 327 Palmetto, Florida 34221

Connie Reitsma
5619 Bayshore Road, # 112 Palmetto, Florida 34221

Bob Steck
5619 Bayshore Road, # 236 Palmetto, Florida 34221

ARTICLE XI
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities including attorney's fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance of behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XII
BYLAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XIII
SUBSCRIBERS

The names and street addresses of the subscribers to these Articles of Incorporation are as follows:

Sharon Burch
5619 Bayshore Road, # 107 Palmetto, Florida 34221

Patricia Kalamam
5619 Bayshore Road, # 416 Palmetto, Florida 34221

John McCabe
5619 Bayshore Road, # 327 Palmetto, Florida 34221

ARTICLE XIV
AMENDMENTS

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the corporation and all rights conferred upon the members herein are granted subject to this reservation.

IN WITNESS WHEREOF, we the undersigned subscribers to these Articles of Incorporation, have set our hands and seals this 4th day of March, 1999.

Sharon K. Burch (SEAL)
Patricia Kalamam (SEAL)
John J. McCabe (SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

On this 4TH day of MARCH, 1999, before me, the undersigned officer, personally appeared SHARON K. BURCH, PATRICIA KALAMAN and JOHN J. M^CABE known to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained, and an Oath was not taken. (Check one:)
☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL



My Commission CC692091
Expires October 27, 2001

NOTARY PUBLIC

Carol J. Reppart



Carol J. Reppart
My Commission CC692091
Expires October 27, 2001

Having been named to accept service of process for the above stated 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.

DATED March 4, 1999

Sharon K. Burch

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FILED
99 MAR -8 AM 11:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA