

N 99000005602



ACCOUNT NO. : 072100000032

REFERENCE : 381041 81605A

AUTHORIZATION :

Patricia Pigott

COST LIMIT : \$ 78.75

ORDER DATE : September 21, 1999

ORDER TIME : 10:53 AM

ORDER NO. : 381041-005

CUSTOMER NO: 81605A

000002992430--5

CUSTOMER: Ms. Sheila Mccaffrey
ROLD & RESNICK, P.A.
ROLD & RESNICK, P.A.
704 West Bay Street

Tampa, FL 33606

DOMESTIC FILING

NAME: BRADFORD MANOR 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: Angie Glisar

EXAMINER'S INITIALS:

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 21 PM 3:06

RECEIVED
66 99 SEP 21 AM 11:22
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

99 SEP 21 PM 3: 06

**ARTICLES OF INCORPORATION
OF
BRADFORD MANOR ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I
CORPORATE NAME**

The name of the corporation BRADFORD MANOR ASSOCIATION, INC., hereinafter called the "Association."

**ARTICLE II
ADDRESS**

The mailing address of the Association shall be 5819 Darren Court, Clearwater, FL 33760. The principal office of the Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board of Directors of the Association.

**ARTICLE III
REGISTERED AGENT**

Cesar Garcia is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof and shall make no distributions of income to its members, directors or officers. The specific purposes for which it is formed are to provide an entity for the purpose of holding title from time to time to certain common areas appurtenant to that subdivision project being developed by the undersigned, hereinafter "Declarant" known as "BRADFORD MANOR", together with certain additional lands owned by Association or having an interest in or adjacent thereto, all as legally described below, and to provide for maintenance and preservation of the common area within that certain tract of property described as:

Lots 1 through 10, Bradford Manor, according to the map or plat thereof to be recorded in the Public Records of Pinellas County, Florida, together with certain additional lands adjacent thereto as more fully described on Exhibit "A" attached hereto and incorporated herein.

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

The association shall have the following powers:

(a) To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles or the Bylaws of the Association.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of BRADFORD MANOR, herein after called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pinellas, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To own, maintain, repair and operate the property of the Association as appropriate, specifically but without limitation the Surface Water Management System in the manner described on Exhibit "D" to the Declaration;

(e) To purchase insurance upon the property of the Association and insurance for the protection of the Association and its members as Lot Owners;

(f) To reconstruct improvements after casualty and make further improvements upon the property;

(g) To enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and Bylaws of the Association, and the rules and regulations adopted pursuant thereto;

(h) To employ personnel to perform the services required for proper operation of the Association;

(i) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(j) To borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(k) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(l) To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(m) To sue and be sued;

(n) To establish rules and regulations.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot or parcel of real property described herein which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or parcel of land which is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have one class of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot or parcel owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such lot or parcel shall be exercised as they determine pursuant to provisions for voting in the Bylaws, but in no event shall more than one vote be cast with respect to any Lot or parcel.

Class B. Class B members shall be the Developer and any successor of Developer to whom Developer has assigned its rights hereunder. The Class "B" Members shall originally be entitled to thirty (30) votes; this number shall be decreased by one (1) vote for each Class A Member existing at any one time. The Class B membership shall terminate and become convened to Class "A" membership upon the happening of the earlier of the following:

(i) when the total outstanding Class A votes equal or exceed 15;

(ii) 7-1-2002, or

(iii) when, in its discretion, the Developer so determines.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board consisting of at least (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

ADDRESS

Ceasar Garcia

301 Island Way, Unit C
Clearwater, FL 33767

Ricky C. Smith

5819 Darren Court
Clearwater, FL 33760

Edward Laký

2131 Bradford Street
Clearwater, FL 33760

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII OFFICERS

The affairs of the Association shall be administered by a President, a Vice-President, a Secretary and a Treasurer and such other officers as may be designated by the Bylaws; provided, the offices of Secretary and Treasurer may be held by one person. 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. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

| | |
|----------------------|----------------|
| President: | Ceasar Garcia |
| Vice President: | Edward Laký |
| Secretary/Treasurer: | Ricky C. Smith |

ARTICLE IX QUORUM

For all Membership and Board of Director Meetings, a Quorum shall be established by attendance in person or by proxy, a majority of the Members or Directors eligible to vote.

ARTICLE X INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance of malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approve such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XI BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XII DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or organization to be devoted to such similar purposes.

ARTICLE XIII TERM

The term of the Association shall be perpetual, provided, however, if in the event the corporation is dissolved, the surface water management system shall be conveyed to an appropriate agency of local government, and if accepted by such agency, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE XIV AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Section 1. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

Section 2. Vote. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

Section 3. Limit on Amendments. No amendment shall make any changes in the qualifications for membership, nor in the voting rights of members, without approval in writing by all members and the joinder of all owners of mortgages on parcels in the BRADFORD MANOR subdivision project and adjacent land thereto as described herein above in Article IV.

Section 4. Certification. A copy of each amendment shall be certified by the Secretary of State.

ARTICLE XV INCORPORATORS

The names and addresses of the incorporators of these Articles of incorporation are as follows:

Cesar Garcia

301 Island Way, Unit C
Clearwater, FL 33767

Ricky C. Smith

5819 Darren Court
Clearwater, FL 33760

**ARTICLE XVI
REGISTERED AGENT**

CEASAR GARCIA whose address is 301 Island Way, Unit C, Clearwater, FL 33767 is hereby appointed the initial registered agent of this Association.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 27 day of August, 1999.


CEASAR GARCIA


RICKY C. SMITH

**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME, the undersigned authority, personally appeared CEASAR GARCIA, who is personally known to me, or has produced _____ as identification, and who after being duly sworn, acknowledged before me that he executed the foregoing Articles of Incorporation freely and voluntarily for the uses and purposes therein expressed

WITNESS my hand and official seal this _____ day of August, 1999..

NOTARY PUBLIC

My Commission Expires:
(Notary Seal)

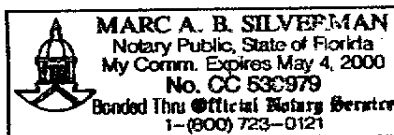
**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME) the undersigned authority, personally appeared RICKY C. SMITH who is personally known to me, or has produced personally known as identification, and who, after being duly sworn, acknowledged before me that they executed the foregoing Articles of Incorporation freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal this 27th day of August, 1999


NOTARY PUBLIC

My Commission Expires:
(Notary Seal)



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP 21 PM 3:06

**CERTIFICATE DESIGNATING A REGISTERED OFFICE AND A
REGISTERED AGENT FOR THE SERVICE OF PROCESS WITHIN THIS STATE**

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

BRADFORD MANOR ASSOCIATION, INC., a Florida Corporation Not for Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, at 5819 Darren Court, Clearwater, FL 33760, has named CEASAR GARCIA located at 301 Island Way, Unit C, Clearwater, FL 33767 as its agent to accept service of process within this State.

ACKNOWLEDGMENT

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


CEASAR GARCIA