

STATE OF FLORIDA

DEPARTMENT OF STATE



I, RICHARD (DICK) STONE, Secretary of State of the State of Florida, do hereby
certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC.

a corporation not for profit organized and existing under the Laws of the State of
Florida, filed on the 3rd day of June, A.D., 1974
as shown by the records of this office.

GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
4th day of June,
A.D., 19 74.

Richard (Dick) Stone
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC.

ARTICLE I - NAME

The name of the Corporation shall be:

OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC.

For convenience the Corporation shall be referred to in this instrument as the "Corporation".

ARTICLE II - PURPOSE

The purpose for which the association is organized is to provide an entity pursuant to section twelve of the Condominium Act, which is Chapter 711, Florida Statutes, 1963, as amended, for the operation of the Corporation, a condominium located upon certain lands in Pinellas County, Florida, legally described on Exhibit "A" attached hereto and made a part hereof.

ARTICLE III - POWERS

A. To operate and manage a condominium unit building and other facilities for the use and benefit of the individual owners of the condominium parcels (units) as the agent of said owners.

B. To carry out all of the powers and duties vested in it pursuant to the Declaration of Condominium and By-Laws of the condominium, and the regulations of the condominium.

C. The Corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon Corporation of a similar character by the provisions of Chapter 617.01 et seq. Fla. Statutes, entitled "Florida Corporations Not-For-Profit", now or hereafter in force, and to do and all of the things necessary to carry out its operations as a natural person might or could do.

D. The Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of a similar character by the provisions of Chapter 63-35 of the General Laws of Florida, entitled, "The Condominium Act", now or hereafter in force.

E. No compensation shall be paid to the Directors for their services as Directors. Compensation may be paid to a Director in his or her capacity as an officer or employee or for other services rendered to the Corporation outside of his or her duties as a Director. In this case, however, said compensation must be approved in advance by the Board of Directors and the Director to receive said compensation shall not be permitted to vote on said compensation. The Directors shall have the right to set and pay all salaries or compensation to be paid to officers, employees or agents or attorneys for services rendered to the Corporation.

F. All funds and the titles of all properties acquired by this Corporation and the proceeds thereof shall be held in trust for the owners of the condominium parcels (units) in accordance with the provisions of the Declaration of Condominium and its supporting documents.

G. All of the powers of this Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium together with its supporting documents which govern the use of the land.

H. The Corporation shall be authorized to contract for the management of the condominium and to delegate to such management all such powers and duties of the Association that are necessary in the opinion of the Directors of the Association for manager to effectively manage the same.

I. The Corporation shall be empowered to acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests in lands or facilities including but not limited to country clubs, golf courses, marinas, swimming pools and other recreational facilities whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or use or benefit of the unit owners.

J. The Corporation shall be empowered to employ personnel to perform the services required for proper operation of the condominium.

ARTICLE IV - MEMBERSHIP

The qualification of members, the manner of their admission and voting by members shall be as follows:

A. This Corporation shall be organized without any capital stock.

B. All Unit owners of condominium parcels in the Corporation shall be members of the Corporation and no other persons or other entities shall be entitled to membership provided, however, that until such time as the Declaration of Condominium for the Corporation has been placed of record with the Clerk of the Circuit Court, the owners of the land upon which said condominium building is being erected shall constitute the members of the Corporation.

C. Membership in the Corporation shall be established by the following methods.

1. The owners of the vacant land upon which the condominium is being erected shall be members of the Corporation until such time as the Declaration of Condominium has been recorded, after which time their membership shall cease, except that it shall continue with reference to any individual condominium parcel still owned by the owners of any said land.

2. Other persons shall become members of the Corporation by the recording in the Public Records of Pinellas County, Florida of a Deed or other instrument establishing a change of record title to a condominium parcel (unit) and the delivery to the Corporation of a certified copy of such instrument the new owner designated by such instrument thereby becoming a member of the Corporation, and the membership of the prior owner shall at that time be terminated.

D. The interest of any member in any part of the real property or in the funds and assets of the Corporation cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as an appurtenance to the condominium parcel.

E. Voting by the members of the Corporation, in the affairs of the Corporation, shall be on the basis of one vote for the owner or owners of each condominium parcel.

Voting rights shall be exercised in accordance with the provisions of the Declaration of Condominium and By-Laws of the Corporation.

ARTICLE V - CORPORATE EXISTENCE

A. The Corporation shall be in existence in perpetuity unless at sometime in the future the condominium project which it was formed to serve shall cease to exist.

The Corporation may be terminated by termination of the condominium in accordance with the conditions as set forth in the Declaration of Condominium.

ARTICLE VI - DIRECTORS

A. The business of this Corporation shall be conducted by a Board of Directors of not less than three (3) directors nor more than nine (9) directors, the exact number of directors to be fixed by the By-Laws of the Corporation.

B. The election of directors, their removal, or the filling of vacancies on the Board of Directors shall be in accordance with the By-Laws of the Corporation.

ARTICLE VII - DIRECTORS AND OFFICERS

The names and post office addresses of the first Board of Directors and the Officers of the Corporation who shall hold office until their successors are elected and qualified are as follows:

RICHARD B. FUNK, Pres. 3019 U.S. Highway 19 North
Clearwater, Florida 33515

LEWIS SABO, Treas. 3019 U.S. Highway 19 North
Clearwater, Florida 33515

CHRISTINE WELSH, Sec. 3019 U.S. Highway 19 North
Clearwater, Florida 33515

ARTICLE VIII - BY-LAWS

The By-Laws of the Corporation shall be adopted by the Board of Directors. The amendment, alteration or rescission of said By-Laws shall be in accordance with the provisions of said By-Laws.

ARTICLE IX - AMENDMENTS TO ARTICLES OF INCORPORATION

A. These Articles of Incorporation may be amended by the members at a duly constituted meeting for such purpose, provided, however, that no amendment shall take effect unless approved by a majority of the members of the Board of Directors and by members representing at least 75% of the votes in the Condominium, as set forth in the Declaration of Condominium. Notice of the subject matter of any proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. No amendment to the Articles of Incorporation shall be valid without the written consent of 100% of the members as to any of the following:

No amendment may be made which in any way changes the percentage of ownership owned by any member of a condominium parcel (unit) in the general common elements

or limited common elements of the condominium or which in any way modifies the percentage of votes which may be cast by any member, or which in any way modifies the percentage of the assessments to be levied against any member for the operation and maintenance of the limited common elements or general common elements of the condominium.

C. No amendment to the Articles of Incorporation shall be effective until the same has been recorded with the Clerk of the Circuit Court.

ARTICLE X - ASSESSMENTS AND FUNDS

A. All assessments paid by the owners of condominium parcels (units) for the maintenance and operation of the Corporation shall be utilized by the Corporation to pay for the cost of said maintenance and operation. The Corporation shall have no interest in any funds received by it through assessments from the owners of individual condominium parcels (units) except to the extent necessary to carry out the powers vested in it as agent for said members.

B. The refund of unused assessments to an owner paying the same shall not constitute a distribution of income.

C. Any funds held by the Corporation from its receipts, over and above its common expenses shall be known as the common surplus of the Corporation and the same shall be held for this use and benefit of the members in proportion to the percentage of their ownership in the limited and general common elements of the condominium.

D. Upon termination of the condominium and dissolution or final liquidation of this Corporation, the distribution to the members of this Corporation of the common surplus on proportion to the percentage of their ownership in the limited and general common elements shall not constitute or be deemed to be a default or distribution of income.

ARTICLE XI - INDEMNIFICATION

Every director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including proceedings 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 Corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Corporation. 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 XII - SUBSCRIBERS

The name and post office address of each subscriber of these Articles of Incorporation are:

RICHARD B. FUNK	3019 U.S. Highway 19 North Clearwater, Florida 33515
LEWIS SABO	3019 U.S. Highway 19 North Clearwater, Florida 33515
CHRISTINE WELSH	3019 U.S. Highway 19 North Clearwater, Florida 33515

SIGNED AND SEALED THIS 21st
day of MAY 1974
in Clearwater, Florida

Richard B. Funk
Christine Welsh
Levius J. Sabo

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day in the next above named state and county before me, an officer duly authorized and acting, personally appeared RICHARD B. FUNK, LEWIS SABO, and CHRISTINE WELSH duly known as the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 21st day of MAY 1974

Levius J. Sabo
Notary Public

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires March 25, 1978
Bonded by American Fire & Casualty Co.

RESIDENT AGENT CERTIFICATE

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

First--That OAK LAKE PARK I CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, in the City of Clearwater, County of Pinellas, State of Florida, has named RICHARD B. FUNK, located at 3019 U.S. Highway 19 North, City of Clearwater, County of Pinellas, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

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

By: 

RESIDENT AGENT

John 3 1205 PM 14
DEPARTMENT OF
TALLAHASSEE, FLORIDA