

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC., a Florida corporation, filed on April 17, 1995, as shown by the records of this office.

The document number of this corporation is N95000001900.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capitol, this the
Twenty-first day of April, 1995



CR2EO22 (2-95)

Sandra B. Northam

Sandra B. Northam
Secretary of State

FILED
95 APR 17 AM 9:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC.,
a corporation not for profit**

In compliance with the requirements of Florida Statute, Chapter 617, 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
NAME OF CORPORATION

The name of the corporation is Countryside Key Homeowners Association, Inc., a corporation not for profit organized under Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

ARTICLE II
PRINCIPAL OFFICE

The principal office of the Association is located at 12973 Telecom Parkway North, Tampa, Florida 33637, which shall be the initial registered office of the Association.

ARTICLE III
REGISTERED AGENT

R. Scott Griffith, whose address is 12973 Telecom Parkway North, Tampa, Florida 33637, is hereby appointed the initial registered agent of the Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide the architectural control of the residence lots and common area within that certain tract of property described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes. In connection therewith, the Association shall have the following powers:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in a Declaration of Covenants, Conditions and Restrictions of Countryside Key, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Pinellas County, Florida and as the same may be amended from time to time as therein provided;

(b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments due to the Association or any other person affiliated with the Association pursuant to the terms of the Declaration; to pay all expenses in connection therewith; and to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) 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;

(d) To borrow money, and with the assent of two-thirds (2/3) of each class of 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;

(e) To dedicate, sell or transfer all or any part of the common areas 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 unless otherwise set forth in the Declaration;

(f) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of members;

(g) To annex additional property and common areas in the manner set forth in the Declaration;

(h) To have and to exercise any and all powers, rights and privileges which a corporation organized under Florida law, including Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;

(i) To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management systems, including but not limited to work within retention areas, drainage structures, and drainage easements; and

(j) To operate, maintain, and manage the surface water or stormwater management system in a manner consistent with the Southwest Florida Water Management District permit requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein.

ARTICLE V **MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described in Article VI hereof. The foregoing shall not 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 which is subject to assessment by the Association.

ARTICLE VI **VOTING RIGHTS**

The Association shall have two classes of voting membership with the relative rights and preferences as follows:

Class A: Class A members shall be all owners, with the exception of the Declarant, of any lot shown upon any recorded plat of the Property ("Lot" or "Lots"). Each Class A member shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. Unless converted earlier and voluntarily by the Declarant, the Class B membership shall cease and be converted to Class A membership upon the first to occur of any of the following events:

- (a) the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) ten (10) years from the date of the original recording of the Declaration in the public records of Pinellas County, Florida; or
- (c) At the election of the Declarant (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of not less than three (3) Directors nor more than seven (7), who need not be members of the Association. The initial number of directors shall be three (3) and 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 election of their successors are:

R. Scott Griffith - 12973 Telecom Parkway North, Tampa, Florida 33637

P. Gregory Singleton - 12973 Telecom Parkway North, Tampa, Florida 33637

Alice M. Prieto - 12973 Telecom Parkway North, Tampa, Florida 33637

ARTICLE VIII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than 75% 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

ARTICLE IX
DURATION

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist perpetually.

ARTICLE X
AMENDMENTS

The Association shall have the right to amend these Articles at any time upon the affirmative vote of 90% of the voting interests of the Association as described in Article VI hereof. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

ARTICLE XI
BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors at the first meeting of Directors, and may be altered, amended or rescinded thereafter in the manner provided therein.

ARTICLE XII
FHAVA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties; merger, consolidation and/or dissolution of this corporation; mortgaging of common areas; dedication and conveyance of common areas; and amendment of these Articles of Incorporation or the Declaration.

ARTICLE XIII
INCORPORATOR

The name and address of the incorporator is:

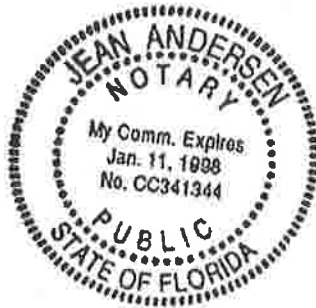
R. Scott Griffith
12973 Telecom Parkway North
Tampa, Florida 33637

'IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this 11 day of APRIL, 1995.

R. Scott Griffith
Incorporator

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 11 day of April, 1995, by R. Scott Griffith, who is personally known to me and who did not take an oath.



Jean Andersen
Notary Public
Name: Jean Andersen
My Commission Expires: 1-11-98

CONSENT OF REGISTERED AGENT

Having been named as Registered Agent for this corporation at the office designated in the foregoing Articles of Incorporation, I am familiar with the duties and obligations of Registered Agents and I hereby agree to act in this capacity and to comply with all statutes relative to the proper and complete performance of my duties.

R. Scott Griffith
Registered Agent

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FILED
TAMPA, FLORIDA

LEGAL DESCRIPTION

Being a portion of Section 16, Township 28 South, Range 16 East, in the City of Oldsmar, Pinellas County, Florida, being more particularly described as follows:

Commence at the southeast corner of the northeast 1/4 of Section 16, Township 28 South, Range 16 East aforementioned; thence $N00^{\circ}13'23''W$, a distance of 50.01 feet, to the north of the right-of-way line of Curlew Road (State Road 586), thence along said right-of-way $N89^{\circ}25'06''W$, a distance of 281.97 feet; thence continue with said right-of-way $N89^{\circ}25'96''W$, a distance of 853.29 feet, to a point on the westerly boundary line of the northeast 1/4 of Section 16, Township 28 South, Range 16 East aforementioned; then departing said right-of-way and running with said westerly boundary line, $N00^{\circ}16'54''W$, a distance of 134.82 feet; thence departing said westerly boundary line $N89^{\circ}43'06''E$, a distance of 90.00 feet; thence $S53^{\circ}01'03''E$, a distance of 20.00 feet; thence $S83^{\circ}47'51''E$, a distance of 141.67 feet; thence $N02^{\circ}39'10''W$, a distance of 56.13 feet; thence $N19^{\circ}56'14''W$, a distance of 60.33 feet; thence $N13^{\circ}48'18''E$, a distance of 61.07 feet; thence $N00^{\circ}16'54''W$, a distance of 125.33 feet; thence $N01^{\circ}13'38''W$, a distance of 27.55 feet; thence $N06^{\circ}49'19''E$, a distance of 94.67 feet; thence $N12^{\circ}39'00''E$, a distance of 35.44 feet; thence $N00^{\circ}00'00''E$, a distance of 125.33 feet; thence $N31^{\circ}28'10''W$, a distance of 32.94 feet; thence $N05^{\circ}00'12''E$, a distance of 125.33 feet; thence $N11^{\circ}16'20''E$, a distance of 41.82 feet; thence $N08^{\circ}47'15''W$, a distance of 125.33 feet; thence $N09^{\circ}32'04''W$, a distance of 28.37 feet; thence $N00^{\circ}13'39''E$, a distance of 102.17 feet; thence $N89^{\circ}46'21''W$, a distance of 27.72 feet; thence $N00^{\circ}49'21''E$, a distance of 172.70 feet; thence $S89^{\circ}10'39''E$, a distance of 473.72 feet; thence $S26^{\circ}41'24''E$, a distance of 80.32 feet, to a point on a curve, concave easterly, having the radius of 325.00 feet. Thence along the arc of said curve in a southerly direction 343.32 feet; said curve by a chord bearing $S20^{\circ}30'14''W$, a distance of 327.58 feet, to a point of reverse curvature; thence along the arc of a curve concave westerly a distance of 244.65 feet; said curve having a radius of 495.00 feet and being subtended by chord bearing $S04^{\circ}24'01''W$, a distance of 242.17 feet; thence departing said curve $S71^{\circ}26'27''E$, a distance of 80.00 feet to a point on a curve, said curve concave northwesterly having a radius of 575.00 feet; thence along the arc of said curve in a southwesterly direction a distance of 136.66 feet said curve subtended by a chord bearing $S25^{\circ}22'04''W$, a distance of 136.34 feet; to a point of reverse curvature; thence along the arc of a curve concave easterly; having the radius of 325.00 feet and arc distance of 275.27 feet subtended by a chord bearing $S07^{\circ}54'45''W$, a distance of 267.11 feet, to a point of reverse curvature; thence along the arc of a curve concave westerly radius of 540.00 feet a distance of 85.84 feet subtended by a chord bearing $S11^{\circ}47'51''E$, having a distance of 85.75 feet to the curve's end; thence $S58^{\circ}15'39''E$, a distance of 317.85 feet; thence $S00^{\circ}34'54''W$, a distance of 25.00 feet to the point of beginning.

EXHIBIT A