

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of BAYWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on August 18, 1981, as shown by the records of this office.

The charter number for this corporation is 759652.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
19th day of August, 1981.



CER 101 Rev. 12-80

George Firestone
Secretary of State

O.R. 1211 PG 00911

ARTICLES OF INCORPORATION

OF

BAYWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, with other persons being desirous of forming a corporation not for profit, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I

NAME

The name of this corporation is BAYWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as "Association".

ARTICLE II

PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617, Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the corporation is organized is to provide an entity responsible for the operation of a condominium in Pasco County, Florida, known as BAYWOOD MEADOWS, a Condominium, hereinafter referred to as the "Condominium". The Declaration of Condominium and any amendments thereto, whereby said Condominium has or will be created, is herein called the "Declaration".

ARTICLE III

~~QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION~~

Section 1. The members of the Association shall constitute all the record owners of residential condominium units in the Condominium. After receiving the approval of a unit owner and the Association, as required under the Declaration, change of membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument establishing record title to a condominium unit and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner of such condominium unit shall thereupon be terminated.

Section 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner whatsoever except as an appurtenance to his condominium unit.

Section 3. The owner of each condominium unit shall be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners of a condominium unit and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE IV

CORPORATE EXISTENCE AND TERM

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida, and the term of the Association shall be perpetual.

ARTICLE V

DIRECTORS AND OFFICERS

The affairs of the Association shall be managed by its Board of Administration. The directors and officers may lawfully and properly exercise the powers set forth in Article XI, Sections 3, 4 and 5, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiation and/or consummation of the agreements executed pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who own some or all of the proprietary interest in the entity or entities with whom the corporation enters into such agreements. Disclosure of such agreements by setting forth the same in the Declaration, as initially declared or subsequently redeclared or amended, shall stand as an absolute confirmation of such agreements and the valid exercise by the directors and officers of the corporation of the powers pertinent thereto.

ARTICLE VI

BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Administration.

Section 2. This corporation shall have three (3) members of the board initially. The number of directors may be changed from time to time as provided by the Bylaws, but their number may never be less than three (3).

Section 3. Directors of the Association shall be elected at the annual meeting of members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Administration shall be filled in the manner provided by the Bylaws.

Section 4. The first election of directors shall be held at the time one unit owner other than the developer owns a unit in

the Condominium that will ultimately be operated by the Association. The directors named in these articles shall serve until the first election of directors and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

Section 5. Directors need not be members of the Association.

Section 6. The names, addresses and classes of the initial Board of Administration are as follows:

<u>Name</u>	<u>Class</u>	<u>Address</u>
Mariann Kessler	1	327-1/2 Jasmine Blvd. Port Richey, FL 33568
Rosalie Smith	2	327-1/2 Jasmine Blvd. Port Richey, FL 33568
David W. Smith	3	327-1/2 Jasmine Blvd. Port Richey, FL 33568

ARTICLE VII

OFFICERS

Section 1. The officers of the corporation shall be a President, Secretary and a Treasurer. The same person may hold the offices of the Secretary and Treasurer simultaneously.

Section 2. The names of the persons who are to serve as officers of the Association are as follows:

<u>Office</u>	<u>Name</u>
President	David W. Smith
Vice President	Rosalie Smith
Secretary	Mariann Kessler
Treasurer	Mariann Kessler

Section 3. The officers must be members of the Association and shall be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Administration.

Section 4. The officers shall have such duties, responsibilities and powers as provided in the Bylaws and by Chapter 718, Florida Statutes.

ARTICLE VIII

BY-LAWS

The membership shall adopt Bylaws for the Association at the first meeting of the Association after the approval of these

Articles of Incorporation by the Secretary of State. Additional Bylaws or alterations or rescission of the first Bylaws shall be enacted by a majority vote of the members of the Association.

ARTICLE IX

AMENDMENT TO ARTICLES

The Articles of Incorporation may be amended at any special or regular meeting by approval of not less than the majority of the entire membership of the Board of Administration and a majority of the members of the Association, or by not less than unanimous vote of the entire membership of the Association. ~~Any amendment to these Articles will be voted upon only after notice of any meeting as required by the Bylaws of the Association.~~

ARTICLE X

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is: 327-1/2 Jasmine Boulevard, Port Richey, Florida 33568 and the name of the initial registered agent of the Association at that address is: DAVID W. SMITH.

ARTICLE XI

POWERS

The Association shall have the following additional powers:

Section 1. All the powers set forth and described in Section 617.021 of the Florida Statutes not repugnant to any of the provisions of Chapter 718, Florida Statutes.

Section 2. All of the powers of an association as set forth in Chapter 718, Florida Statutes.

Section 3. To acquire and enter into agreements whereby it acquires leaseholds, membership or other possessory or use interests in lands or facilities including, but not limited to, country clubs, golf course, marinas, tennis clubs, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners.

Section 4. To contract with any person, firm or entity for the operation, maintenance or repair of the condominium property. Provided, however, that any such contract shall not be in conflict with the powers and duties of the Association nor the rights of unit owners as provided in the Condominium Act and these enabling documents.

Section 5. To enter into a maintenance agreement with other condominiums to provide for acquisition, maintenance, replacement and repair of facilities to be used jointly.

Section 6. To acquire by purchase or otherwise, condominium units of the condominium, subject, nevertheless, to the provisions of the Declaration and/or Bylaws relative thereto.

Section 7. To operate and manage the Condominium in accordance with the sense, meaning, direction, purpose and intent of the Declaration as the same may from time to time be amended, and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties, obligations and responsibilities entrusted to or delegated to it by the Declaration and/or Bylaws.

ARTICLE XII

SUBSCRIBERS

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

David W. Smith
327-1/2 Jasmine Blvd.
Port Richey, FL 33568

Rosalie Smith
327-1/2 Jasmine Blvd.
Port Richey, FL 33568

Mariann Kessler
327-1/2 Jasmine Blvd.
Port Richey, FL 33568

We, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in witness whereof, we have hereunto set our hands and seals on this ____ day of _____, 19__.

DAVID W. SMITH

ROSALIE SMITH

MARIANN KESSLER

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this _____ day of _____, 19__ by DAVID W. SMITH.

NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this _____ day of _____, 19__ by ROSALIE SMITH.

NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this _____ day of _____, 19__ by MARIANN KESSLER.

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Secretary	Mariann Kessler
Treasurer	Mariann Kessler

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ARTICLE X

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327-1/2 Jasmine Blvd.
Port Richey, FL 33568

Rosalie Smith
327-1/2 Jasmine Blvd.
Port Richey, FL 33568

Mariann Kessler
327-1/2 Jasmine Blvd.
Port Richey, FL 33568

We, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in witness whereof, we have hereunto set our hands and seals on this 29th day of Sept, 1952



DAVID W. SMITH



ROSALIE SMITH



MARIANN KESSLER

O.R. 1211 PG 00879

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this 29th day of September, 1982 by DAVID W. SMITH.


NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND
MY COMMISSION EXPIRES MAR 24 1986

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this 29th day of September, 1982 by ROSALIE SMITH.

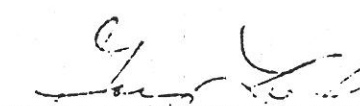

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND
MY COMMISSION EXPIRES MAR 24 1986

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Articles of Incorporation were acknowledged
before me this 29th day of September, 1982 by MARIANN KESSLER.


NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND
MY COMMISSION EXPIRES MAR 24 1986