

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC.

filed on April 8, 1980.

The Charter Number for this corporation is 751923.



CORP 104 Rev. 5-79

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
8th day of April, 1980.

George Firestone
Secretary of State

EXHIBIT "B"

FILED

ARTICLES OF INCORPORATION

APR 8 1 15 PM '80

of

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC.

The undersigned, by these Articles (hereinafter sometimes referred to as the "Articles"), associate themselves for the purpose of forming a nonprofit corporation under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1 - NAME

The name of the corporation shall be EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC. (hereinafter sometimes referred to as the "Association").

ARTICLE 2 - PURPOSE

The purpose for which the Association is organized is to provide an entity as required by and pursuant to Chapter 718, Florida Statutes (hereinafter sometimes referred to as the "Act"), for the operation of a Condominium known as EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE (hereinafter sometimes referred to as the "Condominium"), located on the property described in the Declaration of Condominium which has established or will establish the Condominium (hereinafter sometimes referred to as the "Property"), as well as other condominiums which may be established in the future on land located near the Property. Recognizing this possibility, it is specifically understood and agreed that the usage of the terms, Property, Declaration, and Condominium, herein shall be expanded as and when required by the establishment of said additional condominiums to embrace and include said additional condominiums and their establishing and implementing documents and instruments, so that all references herein shall refer to and include all such condominiums. The Association shall not be required to accept such additional responsibility for operating additional condominiums; and, if it elects to do so, such shall be evidenced by a properly adopted Resolution of its Board of Directors.

ARTICLE 3 - POWERS

The powers of the Association shall include and be governed by the following provisions:

3.1 General. The Association shall have all of the common law and statutory powers of a nonprofit corporation under the laws of Florida that are not in conflict with the terms of these Articles or the Act.

3.2 Enumeration. The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles and the Declaration of Condominium of the Condominium (hereinafter sometimes referred to as the "Declaration"), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration, as it may be amended from time to time, including, but not limited to, the following:

(a) To make and collect assessments against members as Unit Owners to defray the cost, expenses, and losses of the Condominium.

(b) To use the proceeds of assessments and charges in the exercise of its powers and duties.

EXHIBIT "B"

(c) To buy or lease both real and personal property for Condominium use and to sell or otherwise dispose of property so acquired.

(d) To maintain, repair, replace, and operate the Property and property acquired or leased by the Association for use by Unit Owners, and to establish reserves for such maintenance, repair, and replacement.

(e) To purchase insurance upon the Property and insurance for the protection of the Association and its members as Unit Owners.

(f) To reconstruct and repair improvements after casualty and to construct additional improvements of the Property.

(g) To make and amend reasonable regulations respecting the use and appearance of the Property in the Condominium (hereinafter sometimes referred to as the "Regulations"); provided, however, that the Regulations and their amendments shall be approved by not less than 75% of the votes of the entire membership of the Association before they shall become effective.

(h) To approve or disapprove the leasing, transfer, mortgaging, ownership, and possession of Units as may be provided by the Declaration and the By-Laws of the Association (hereinafter sometimes referred to as the "By-Laws").

(i) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the Regulations for the use of the Property in the Condominium, including the imposition of fines upon any non-complying Unit Owner.

(j) To contract for the management and maintenance of the Condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and regulations, maintenance, repair, and replacement of the Common Elements with funds as such may be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Act, including, but not limited to, the making of assessments, promulgation of rules and regulations, and execution of agreements on behalf of the Association.

(k) To contract for the management or operation of portions of the Common Elements susceptible to separate management or operation and to grant leases of those portions for this purpose.

(l) To employ personnel to perform the services required for proper operation of the Condominium.

(m) To contract for the services of an Insurance Trustee.

(n) To exercise any and all rights granted to the Association in the Declaration.

3.3 Ownership of Units. The Association shall have the power to purchase, hold, lease, mortgage, and convey Units as set forth in the Declaration and any Unit so purchased, held, leased, mortgaged, or conveyed shall be held, leased, mortgaged, or conveyed in the name of the Association.

3.4 Condominium Property. All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration, these Articles, and the By-Laws.

3.5 Distribution of Income. The Association shall make no distribution of income to its members, directors, or officers.

3.6 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provision of the Declaration and the By-Laws.

ARTICLE 4 - MEMBERS

4.1 Membership. The members of the Association shall consist of all of the record owners of Units in the Condominium and after termination of the Condominium, shall consist of those who are members at the time of the termination and their successor and assigns.

4.2 Evidence. After approval of the transfer or of the ownership of a Unit in the manner required by the Declaration, change of membership in the Association shall be established by (a) recording in the public records of Pinellas County, Florida a certificate of the Association stating the approval required by the Declaration, (b) recording in the public records of Pinellas County, Florida, a deed or other instrument establishing a public record of the transfer of the title substantiating the membership, and (c) delivery to the Association of a true copy of the recorded instruments. The owner receiving title of the Unit by those instruments will be a member of the Association and the membership of the prior owner will be automatically terminated.

4.3 Assignment. The share of a member in the funds and assets of the Association cannot be assigned, encumbered, hypothecated, subjected to a security interest, or transferred in any manner, except as an appurtenance to the Unit for which that share is held.

4.4 Voting. A member of the Association shall be entitled to cast one vote for each Unit owned by him. The manner of exercising voting rights shall be determined by the By-Laws.

ARTICLE 5 - DIRECTORS

5.1 Number and Qualification. The affairs of the Association shall be managed by a board consisting of the number of directors determined by the By-Laws, but not less than 3 directors nor more than 9 directors, and in the absence of such determination, shall consist of 3 directors. Directors ~~need not be~~ members of the Association.

*MUST BE
AMENDED 4/90*

5.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, and the By-Laws shall be exercised exclusively by the board of directors, its agents, contractors, or employees, subject only to approval by Unit Owners when that is specifically required.

5.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the By-Laws.

5.4 Term of First Directors. Except as may be provided by the Act, the directors named in these Articles shall serve until their successors are elected by the members, and any

vacancies in their number occurring before the time for the election of their successors by the members shall be filled by the remaining first directors.

5.5 First Directors. The names and resident addresses of the members of the first board of directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Allan R. Rutberg	305 Edgewater Drive Dunedin, FL 33528
D. Bill Smith	228 Cypress Lane Oldsmar, FL 33557
Thomas A. Shapiro	495 Hickorynut Avenue Oldsmar, FL 33557

ARTICLE 6 - OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. 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 resident addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President:	Allan R. Rutberg 305 Edgewater Drive Dunedin, FL 33528
Vice-President:	D. Bill Smith 228 Cypress Lane Oldsmar, FL 33557
Secretary:	Thomas A. Shapiro 495 Hickorynut Avenue Oldsmar, FL 33557
Treasurer:	Thomas A. Shapiro 495 Hickorynut Avenue Oldsmar, FL 33557

ARTICLE 7 - INDEMNIFICATION

Every director and officer of the Association and every member of the Association serving the Association at its request shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees and appellate attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding or any 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 or by reason of his serving or having served the Association at its request, whether or not he is a director or officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the board of directors approves the settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not in lieu of any and all other rights to which that person may be entitled but shall be limited by the applicable law, and specifically shall not include gross negligence or wilful misconduct.

LAW OFFICES

OWELL & DEAS, P.A.

SUITE 406

1000 RIVERSIDE AVENUE

KEESONVILLE, FLORIDA 32204

ARTICLE 8 - BY-LAWS

The first By-Laws of the Association shall be adopted by the board of directors and may be altered, amended, or rescinded by the directors and members in the manner provided by the By-Laws.

ARTICLE 9 - AMENDMENTS

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

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

9.2 Adoption. 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 the approval is delivered to the secretary at or prior to the meeting. The approvals must be either

(a) by not less than 75% of the entire membership of the board of directors and by not less than 75% of the votes of the entire membership of the Association; or

(b) by not less than 80% of the votes of the entire membership of the Association.

9.3 Limitation. Provided, however, that no amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members, nor any change in Sections 3.3 to 3.6 of Article 3, *supra*, without approval in writing by all members and the joinder of all record owners of mortgages upon Units. Additionally, no amendment shall be made that is in conflict with the Act or the Declaration.

9.4 Recording. A copy of each amendment shall be accepted and certified by the Secretary of State and shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the Declaration and the Articles, which certificate shall be executed by the officers of the Association with the formalities required of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the public records of Pinellas County, Florida.

ARTICLE 10 - CONTRACTUAL POWERS

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, corporation, or partnership shall be affected or invalidated by the fact that any director or officer is pecuniarily or otherwise interested therein. Any director may be counted in determining the existence of a quorum at any meeting of the board of directors of the Association for the purpose of authorizing such contract or transaction with like force and effect as if he were not so interested or were not a director, member, or officer of such firm, association, corporation, or partnership. It is possible that officers of this Association may also be officers in or have interest in the corporation with which a management contract is to be entered into with respect to the Condominium.

ARTICLE 11 - TERM

The term of the Association shall be perpetual.

LAW OFFICES

TELL & DEAS, P.A.

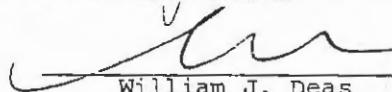
SUITE 404

RIVERSIDE AVENUE

MYVILLE, FLORIDA 32204

<u>NAME</u>	<u>ADDRESS</u>
William J. Deas	Suite 606 1000 Riverside Avenue Jacksonville, FL 32204
Dorothy S. Hall	1016 Second Street Neptune Beach, FL 32233
Sharon L. Hayes	2460 Stein Street Jacksonville, FL 32216

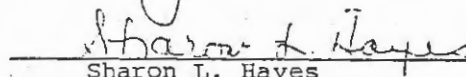
IN WITNESS WHEREOF, the subscribers have affixed their signatures this 7th day of April, 1980.



William J. Deas



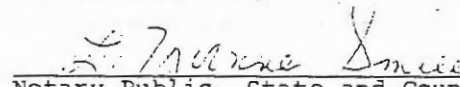
Dorothy S. Hall



Sharon L. Hayes

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared William J. Deas, Dorothy S. Hall, and Sharon L. Hayes, known to me and known by me to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation.



Notary Public, State and County as aforesaid

My commission expires:

11-11-80

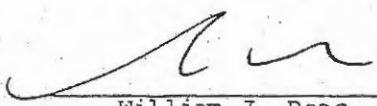
CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

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

FIRST: That EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its initial registered office, in the County of Pinellas, State of Florida, has named WILLIAM J. DEAS, located at 1000 Riverside Avenue, Suite 606, Jacksonville, Florida 32204, 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 agree to act in this capacity and further agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.


William J. Deas,
Resident Agent

APR 8 1 15 PM '00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

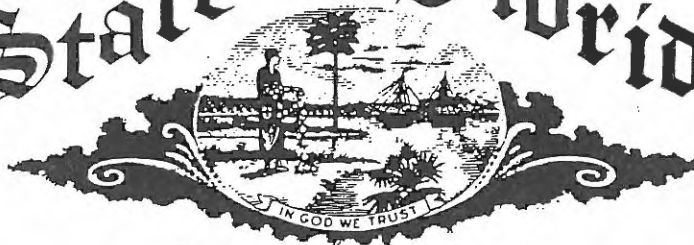
FILED

Condominium Plats pertaining hereto are filed in Condominium Plat Book 71 10600



RECORDING
REC 15.00
DS
INT
FEES
MTF
P/C
REV
TOTAL 15.00

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on March 23, 1990, for EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 751923.

74-10-1000 WBS 04-16-90 16:50
OF OPT-EAST LAKE WOODLANDS
RECORDING

TOTAL:
CHECK AMT TENDERED:
CHANGE:

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
11th day of April, 1990.



Jim Smith
Secretary of State

CR2E022 (8-89)

RETURN TO: LEONARD J. MANKIN
1130 CLEVELAND ST # 240
CLEVELAND, FL 34615

KARLEEN F. DEBLAKER, CLERK
APR 16, 1990 5:26PM



Prepared by:
Return to:
Leonard J. Mankin
1130 Cleveland St.
Clearwater, Fl. 34615

FILED
90 MAR 23 AM 9:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT
TO ARTICLES OF INCORPORATION OF
EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC.,
a not-for-profit corporation

The undersigned officers of EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC., a not-for-profit corporation, do hereby make, subscribe, acknowledge and file with the Secretary of State these Articles of Amendment in accordance with the vote of not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association at a duly called meeting of the members on January 29, 1987, after the unanimous adoption of a resolution proposing said amendments by the Board of Administration.

The Articles of Incorporation of EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC., originally recorded in O.R. Book 5012, Page 2058 et seq. of the public records of Pinellas County, Florida, be, and the same are hereby amended as set forth below:

"Article 5.1 Number and Qualification. The affairs of the Association shall be managed by a board consisting of the number of directors determined by the By-Laws, but not less than 3 directors nor more than 9 directors, and in the absence of such determination, shall consist of 3 directors. Directors ~~need not~~ shall be members of the Association."

Condominium Plat pertaining hereto is filed in Condominium Plat Book 41, of the Public Records of Pinellas County, Florida, Pages 58-63

Note: The portions of this Amendment which are stricken through with hyphens, i.e. ~~hyphen~~, are to be deleted. The portions of this Amendment which are underlined constitute new words to be inserted into the paragraph.

IN WITNESS WHEREOF, EAST LAKE WOODLANDS CONDOMINIUM UNIT FIVE ASSOCIATION, INC., has caused these Articles of Amendment to be executed in accordance with the authority hereinabove expressed this 6th day of March, 1990.

EAST LAKE WOODLANDS CONDOMINIUM
UNIT FIVE ASSOCIATION, INC.

(CORPORATE SEAL)

Witnesses:

au Saylor Jr
Mr. D. K. Kishore

By Dennis H. Weiss
President

By June M. Waithers
Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 6th day of March, 1990, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Dennis H. Weiss, President, and June M. Waithers, Secretary, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Clearwater, FL, County of Pinellas, State of Florida, this 6th day of March, 1990.

My Commission expires:

Notary Public

Notary Public, State of Florida at Large
My Commission Expires June 12, 1992