

# 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

PEPPERTREE LAKE CONDOMINIUM ASSOCIATION, INC.

a corporation not for profit organized and existing under the Laws of the State of  
Florida, filed on the 18th day of February, 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  
19th day of February,  
A.D., 1974.

*Richard (Dick) Stone*  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
PEPPERTREE LAKE  
CONDOMINIUM ASSOCIATION, INC.  
A Corporation Not for Profit

FEB 18 3 02 PM '74  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
FILED

1. Name and Place of Business. The name of the Corporation is PEPPERTREE LAKE CONDOMINIUM ASSOCIATION, INC. The place of business shall be St. Petersburg, Pinellas County, Florida.

2. Purpose. The Corporation 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 711.12, Florida Statutes. The purpose for which the Corporation is organized is to provide an entity responsible for the operation of a Condominium in Pinellas County, Florida, known as PEPPERTREE LAKE CONDOMINIUM ASSOCIATION, INC. Said condominium whereby the same has or will be created is herein called "Declaration".

3. Qualification of Members and Manner of Admission. The members of the Corporation shall constitute all the record owners of residential condominium units. After receiving the approval of the Corporation, as required under the Declaration, change of membership in this Corporation shall be established by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a condominium unit and the delivery to the Corporation of a certified copy of each instrument, the owner designated by such instrument thereby becoming a member of the Corporation. The membership of the prior owner of such condominium unit shall be thereby terminated.

4. Terms. The existence of the Corporation shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and in the event of such termination, the Corporation shall be dissolved in accordance with law.

5. Names and Residences of Incorporators.

JOHN L. CARMEAN  
706 115TH AVENUE NORTH, APT. 2407  
ST. PETERSBURG, FLORIDA 33702

President

JUDITH A. WARD  
11525 8TH WAY NORTH, APT. 511  
ST. PETERSBURG, FLORIDA 33702

Vice President  
and Secretary

KENNETH A. PETERSON  
316 US 92 W.  
SEFFNER, FLORIDA 33584

Vice President  
and Treasurer

6. Directors and Officers. The affairs of the Corporation shall be managed by its Board of Directors. The officers of the Corporation shall be a President, Vice President-Secretary, and Vice President-Treasurer, which officers shall be elected annually by the Board of Directors. The directors and officers may lawfully and properly exercise the powers set forth in Sections 11.3 and 11.4, 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 of Condominium of PEPPERTREE LAKE CONDOMINIUM ASSOCIATION, INC., 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.

7. Names of Officers.

President JOHN L. CARMEAN

Vice President and Secretary JUDITH A. WARD

Vice President and Treasurer KENNETH A. PETERSON

8. Board of Directors. The Board of Directors shall consist of more than three (3) persons, the exact number to be determined by the members, and the names and addresses of the persons who are to serve as such until the first election thereof, are as follows:

JOHN L. CARMEAN - 706 115TH AVENUE NORTH, APT. 2407, ST. PETERSBURG, FLORIDA  
W. T. COX, JR. - POST OFFICE BOX 1021, ORLANDO, FLORIDA 32802  
JOHN PUTMAN - POST OFFICE BOX 1021, ORLANDO, FLORIDA 32802  
A. G. SPICOLA - 725 EAST KENNEDY BOULEVARD, TAMPA, FLORIDA 32602

9. Bylaws. The original Bylaws are to be made by Board of Directors and/or declarer under such Declaration. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such Bylaws and the Declaration relating to amendment.

10. Amendment to Articles. These Articles of Incorporation may only be amended in accordance with the provisions of the Declaration relating to amendment.

11. Powers. The Corporation shall have all the following powers:

a. Section 617.021. All the powers set forth and described in Section 617.021 of the Florida Statutes not repugnant to any of the provisions of Chapter 711, Florida Statutes.

b. Chapter 711. All the powers of an association as set forth in Chapter 711, Florida Statutes.

c. Leaseholds. 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 courses, 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 to the unit owners.

d. Management. To contract with a third party for the management of the Condominium and to delegate to the Contractor all powers and duties of this Corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Directors or the membership of the Corporation.

e. Acquisition of Condominium Units. To acquire by purchase or otherwise, condominium units of the condominium, subject, nevertheless, to the provisions of the Declaration and/or By-Laws relative thereto.

f. Operations. 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 By-Laws.

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 this 8TH day of FEBRUARY, 1974.

[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 8th day of February, 1974, by

[Signature]  
Notary Public

My Commission Expires: December 27, 1976