



THE UNITED STATES CORPORATION COMPANY

N 9900002397

FILED 99 APR 14 AM 11:58 SECRETARY OF STATE TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032
REFERENCE : 204863 9046A
AUTHORIZATION :
COST LIMIT : \$ 70.00

Patricia Pyjunt

ORDER DATE : April 14, 1999
ORDER TIME : 1:28 PM
ORDER NO. : 204863-005
CUSTOMER NO: 9046A

CUSTOMER: Gregory A. Fox, esq
FOX AND FOX, P.A.
FOX AND FOX, P.A.
Suite 100
28050 U.s. Highway 19 North
Clearwater, FL 33761

000002839340--9

RECEIVED

99 APR 14 PM 3:16

DEPARTMENT OF STATE DIVISION OF CORPORATIONS TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

PH 4/14/99

W99-89-15
PH 4/16/99



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

April 14, 1999

CSC NETWORKS  
1201 HAYS ST  
TALLAHASSEE, FL 32301

**RESUBMIT**  
Please give original  
submission date as file date.

SUBJECT: GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W99000008915

We have received your document for GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6915.

Pamela Hall  
Document Specialist

Letter Number: 599A00019038

RECEIVED  
99 APR 15 PM 4:41  
DEPARTMENT OF STATE  
CORPORATION DIVISION  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**A NON-PROFIT CORPORATION**

FILED  
99 APR 14 AM 11:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

WE, the undersigned natural persons of legal age, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

**ARTICLE I - NAME**

The name of the Corporation shall be:

**GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE II - Non-Profit Corporation**

The Association is a non-profit corporation.

**ARTICLE III - TERM**

The period of its duration is perpetual.

**ARTICLE IV - PURPOSES**

The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property located in Pinellas County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public record of Pinellas County, Florida, including establishment of rules and regulations for enforcement of the Declaration.

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and 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 on the property of

the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and subject to the consent by vote of written instrument of two-thirds (2/3) of total number of eligible votes, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. After control of the Association has been transferred to the unit owners no such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporation organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument or two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

#### ARTICLE V - ADDRESS

The street address of the initial business office of the association is 650 Starkey Road, Largo, Florida 33771. The name of its initial registered agent is GREGORY A. FOX, whose address is 28050 U. S. Hwy 19 North, Suite 100, Clearwater, Florida 33761.

#### ARTICLE VI - MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be

appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

#### ARTICLE VII - DIRECTORS

The number of directors constituting the initial board of directors of the association is three (3) and the names and addresses of the persons who are to serve as the initial directors are:

Steve Szasz  
650 Starkey Road  
Largo, Fl 33771

Laszlo Adler  
650 Starkey Road  
Largo, Fl 33771

Robert Szasz  
650 Starkey Road  
Largo, Fl 33771

The manner of election to the Board of Directors shall be set forth in the By-laws of the Association.

#### ARTICLE VIII - MEMBERSHIP CLASSES

The association shall have two classes of voting members as follows:

**Class A.** Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

**Class B.** The Class B member shall be the declarant; as such term is defined in the declaration, who shall be entitled to ten (10) votes for each lot owned.

#### ARTICLE IX - DISSOLUTION

On dissolution, the assets of the association, including but not limited to the surface water management system, shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X - INCORPORATORS

The names and street address of the incorporators are:

STEVE SZASZ  
650 Starkey Road  
Largo, Fl 33771

ROBERT SZASZ  
650 Starkey Road  
Largo, Fl 33771

ARTICLE XI - STORM WATER FACILITIES

The association shall be responsible for the operation, maintenance and management for the Storm Water Management facilities, including any mitigation areas as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances.

ARTICLE XII - AMENDMENTS

These articles may be amended by a two-thirds vote of the total eligible number of votes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Articles of Incorporation under the Laws of the State of Florida, this 13th day of April, 1999.

Susan T. Greene  
WITNESS

Steve Szasz  
STEVE SZASZ, INCORPORATOR

Veronica Schroeder  
WITNESS

Robert Szasz  
ROBERT SZASZ, INCORPORATOR

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13 day of April, 1999 by STEVE SZASZ and ROBERT SZASZ, who are personally known to me or who has produced a driver's license as identification and who did take any oath.

Veronica Schroeder  
NOTARY PUBLIC

My commission expires:



REGISTERED AND RESIDENT AGENT CERTIFICATE

OF

GOLFSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.

FILED

99 APR 14 AM 11:58

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In pursuance of Chapter 607.0501 and 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That the above-named Corporation desiring to organize under the Laws of the State of Florida with its principal office as indicated in the Articles of Incorporation and shown below has named the undersigned as its agent to accept service of process within this state at the address set forth below.

ACKNOWLEDGMENT:

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 the capacity, and agree to comply with the provision of said act relative to keeping open said office.

  
\_\_\_\_\_  
GREGORY A. FOX  
Registered and Resident Agent

Date: 4/13/99

Registered and Resident Agent's Information:

Street Address	28050 U.S. 19 North, Suite 100
County	Pinellas
City/State	Clearwater, Florida 33761
Mailing Address:	28050 U.S. 19 North, Suite 100
	Clearwater, Florida 33761