

PREPARED BY AND RETURN TO:  
JOSEPH R. CIANFRONE, P.A.  
1964 BAYSHORE BOULEVARD, SUITE A  
DUNEDIN, FLORIDA 34698

**CERTIFICATE OF AUTHENTICITY  
AS TO THE  
ARTICLES OF INCORPORATION AND BYLAWS  
OF  
POINT SEASIDE RESIDENTS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the attached Exhibit "A" constitutes a true and correct copy of the Articles of Incorporation for Point Seaside Residents Association, Inc., and the attached Exhibit "B" constitutes a true and correct copy of the Bylaws for Point Seaside Residents Association, Inc.

POINT SEASIDE RESIDENTS ASSOCIATION, INC. is the Homeowners Association organized for the purpose of administering a development known as Point Seaside in Pinellas County, Florida, in accordance with that certain Declaration of Covenants and Restrictions and Grant of Easements for Point Seaside, originally recorded in O.R. Book 5476, Page 234 et seq. and re-recorded in O.R. Book 5561, Page 627 et seq. of the public records of Pinellas County, Florida.

IN WITNESS WHEREOF, Sarah Stork, as President, and Carl Folkman, as Secretary, of POINT SEASIDE RESIDENTS ASSOCIATION, INC. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 13<sup>th</sup> day of JUNE, 2014.

Two Witnesses as to  
President:

Tiffany A. Grant  
Witness Signature

Tiffany A. Grant  
Witness Printed Name

Donna M. Cox  
Witness Signature

DONNA M. COX  
Witness Printed Name

Attest:

Carl Folkman  
Carl Folkman, Secretary

POINT SEASIDE RESIDENTS  
ASSOCIATION, INC.

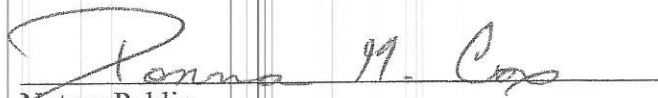
By:

Sarah Stork  
Sarah Stork, President

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Sarah Stork and Carl Folkman, to me known to be the President and Secretary, respectively, of POINT SEASIDE RESIDENTS ASSOCIATION, INC., and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced FLORIDA DRIVERS LICENSE and FLORIDA DRIVERS LICENSE (type of identification) as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 13<sup>th</sup> day of JUNE, 20 14.

  
Notary Public  
State of Florida

My Commission Expires:



DONNA M. COX  
MY COMMISSION # EE 007285  
EXPIRES: August 8, 2014  
Bonded Thru Budget Notary Services

FILED

JAN 24 3 11 PM '03

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
This Instrument Prepared by  
G. PENFIELD JENNINGS, of  
FREEBORN, JENNINGS & RUGGLES  
P. O. Box 1194  
Dunedin, Fla. 33528

ARTICLES OF INCORPORATION  
FOR  
POINT SEASIDE RESIDENTS ASSOCIATION, INC.

The undersigned parties do hereby associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida established with the structure set forth below:

ARTICLE I

Name and Principal Place of Business

The name of the corporation is POINT SEASIDE RESIDENTS ASSOCIATION, INC., and its principal place of business shall be: 990 Broadway, Dunedin, Florida 33528.

ARTICLE II

Purpose

The Corporation is organized as a Homeowners Association to provide for the operation, maintenance and improvement of the common areas and improvements of POINT SEASIDE SUBDIVISION, per plat thereof recorded in Plat Book 85, Pages 50 and 51 recorded in the Public Records of Pinellas County, Florida; and as an entity to assume the duties and exercise the rights established by the Declaration of Covenants and Restrictions for said Subdivision.

ARTICLE III

Powers

The Corporation shall have the following powers:

- A. All of the common law and statutory powers of a Corporation, Not For Profit under the laws of the State of Florida.
- B. All powers and authority granted to it under and by virtue of the terms of the Declaration of Covenants and Restrictions for Point Seaside Subdivision, to be recorded among the Public Records of Pinellas County, Florida.
- C. To enforce by legal means the provisions of the said Declaration, these Articles and the By-Laws of the Association.
- D. To contract for the management and maintenance of the common areas and common improvements.
- E. To hold all funds and the titles to all property acquired by the Association and the proceeds thereof for the benefit of the members, in accordance with the provisions contained herein and in the said described Declaration of covenants and restrictions.
- F. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of said Declaration; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against any property of the Association;



G. 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;

II. To borrow money, and with the assent of fifty-one percent (51%) of all the members, notwithstanding the provisions of Article III of the By-laws, to mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

I. 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 provided in the Declaration;

J. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or to annex additional residential property, provided that such annexation shall be in accordance with the provisions of the Declaration. Any such additional lands shall become subject to the provisions of the Articles of Incorporation, the Declaration and the By-laws filed pursuant thereto, upon filing an amendment to or joinder in the Declaration among the Public Records of Pinellas County, Florida, properly executed and acknowledged by the Developer, only, and without the consent of the Association, Owner or Mortgagee.

K. To finance its activities by assessments against members as provided in the Declaration. No part of any net earnings of the Association will inure to the personal benefit of any member, and the Association shall make no distribution of its income to its members, directors or officers.

#### ARTICLE IV

##### Term

The existence of the Corporation shall be perpetual unless the described Condominium shall be terminated; and in the event of such termination the Corporation shall be dissolved in accordance with law.

#### ARTICLE V

##### Membership

A. The members of the Association shall consist of all of the record owners of lots within the described POINT SEASIDE SUBDIVISION.

B. Change of membership in the Association shall be established by recording in the Public Records of Pinellas County, Florida an instrument establishing record title to a lot in the Subdivision and delivering to the Association a true copy of such instrument, a true copy of which shall be delivered to the Association. Upon delivery the owner designated by such instrument shall thereupon become a member of the Association, and membership of the prior owner shall be terminated.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, transferred or encumbered in any manner except as an appurtenance to his apartment.

#### ARTICLE VI

##### Board of Directors

A. The affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the By-Laws, but not less than three (3) persons. The initial members of the Board of Directors need not be members of the Association.

B. The 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 shall be filled in the manner provided by the By-Laws.

C. The names and addresses of the first members of the Board of Directors, who shall hold office until their successors shall have been elected, or until removed, are as follows:

DOUGLAS E. NAUMANN  
627 North Mayo  
Crystal Beach, Florida 33523

D. WILLIAM SMITH  
228 Cypress Lane  
Oldsmar, Florida 33528

BRADLEY C. NEFF  
608 Joseph  
Palm Harbor, Florida 33563

D. The first election of the Board of Directors of this Association shall not be held until the Developer shall have transferred ownership of fifty-one percent (51%) of the lots in the Subdivision.

#### ARTICLE VII

##### Corporate Officers and the Management of Corporate Affairs

A. The affairs of the Association shall be administered by such officers as shall be designated in the By-Laws, but shall consist of at least the following: President, Vice President, Secretary and Treasurer. 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.

B. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

DOUGLAS E. NAUMANN, President  
627 North Mayo  
Crystal Beach, Florida 33523

D. WILLIAM SMITH, Vice President  
228 Cypress Lane  
Oldsmar, Florida 33528

BRADLEY C. NEFF, Secretary  
608 Joseph  
Palm Harbor, Florida 33563

#### ARTICLE VIII

##### By-Laws

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors in accordance with the provisions contained therein.

#### ARTICLE IX

##### Amendment of Articles

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

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

B. A resolution for the adoption of a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the



Association. Members of the Board of Directors or members of the Association not present in person or by proxy at the meeting considering the amendment may express their approval in writing providing such approval is delivered to the Secretary at or prior to the meeting.

C. Approval of an amendment must be by not less than sixty-six and two-thirds percent (66 2/3%) of the entire membership of the Board of Directors and in addition, by not less than seventy-five percent (75%) of the votes of the entire membership of the Association; or in the alternative by not less than eighty percent (80%) of the votes of the entire membership of the Association.

D. No amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages or other interests in lots. No amendment to the Articles of Incorporation shall be made which is in conflict with any of the terms and provisions of the Declaration of Covenants and Restrictions.

E. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Pinellas County, Florida.

#### ARTICLE X

##### Subscribers

The names and residences of the subscribers to these Articles of Incorporation are as follows:

DOUGLAS E. NAUMANN  
627 North Mayo  
Crystal Beach, Florida 33523

D. WILLIAM SMITH  
228 Cypress Lane  
Oldsmar, Florida 33528


BRADLEY C. NEFF  
608 Joseph  
Palm Harbor, Florida 33563

#### ARTICLE XI


##### Initial Registered Office and Agent

The street address of the initial registered office of this Corporation is: 1205 Curlew Road, Dunedin, Florida 33528 and the name of the individual Registered Agent of this Corporation at that address is: DOUGLAS E. NAUMANN. The Corporation shall have the privilege of establishing such other branches or offices in any other location or in any other city or town in this state or any other state or country as may be approved by the Board of Directors.

IN WITNESS WHEREOF, the subscribers have hereunto affixed their hands and seals this 23rd day of December, 1982.

  
DOUGLAS E. NAUMANN

  
D. WILLIAM SMITH

  
BRADLEY C. NEFF

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, duly authorized to administer

oaths and take acknowledgments personally appeared DOUGLAS E. NAUMANN, D. WILLIAM SMITH and BRADLEY C. NEFF, who upon being first duly sworn by me acknowledged that they executed the foregoing Articles of Incorporation freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 23rd day of December, 1982.

Julia Romano  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 25, 1985  
BONDED THRU AGENT'S NOTARY BROKERAGE

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I HEREBY ACCEPT the designation as Registered Agent to accept service of process for the Florida Non Profit Corporation, POINT SEASIDE RESIDENTS ASSOCIATION, INC.

Douglas E. Naumann  
DOUGLAS E. NAUMANN

STATE OF FLORIDA

COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared DOUGLAS E. NAUMANN, to me known to be the person who executed the foregoing Acceptance of Designation as Registered Agent and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 19th day of January, 1983.

Julia Romano  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 25, 1986  
BONDED THRU AGENT'S NOTARY BROKERAGE