

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SUNSET REEF HOMEOWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on March 7, 1989, as shown by the records of this office.

The document number of this corporation is N31049.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
8th day of March, 1989.



CR2EO22 (6-88)

Jim Smith

Jim Smith
Secretary of State

FILED
1980 MAR -7 PM 4-22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

SUNSET REEF HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under the laws of the State of Florida, and certify as follows:

ARTICLE I

The name of this corporation shall be:

SUNSET REEF HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The purpose of this non-profit corporation shall be to function as the "Association" for the operation of SUNSET REEF to be created pursuant to the provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements, and as such, to operate, administer and carry out the functions and duties of the said association pursuant to said Declaration of Restrictions, Limitations, Conditions and Agreements.

The Corporation shall have all of the common law and statutory powers of a corporation not for profit and all of the powers granted to it by the Declaration of Restrictions, Limitations, Conditions and Agreements and any Exhibits annexed thereto.

ARTICLE III

All persons who are owners of Units within SUNSET REEF shall automatically be members of this Corporation, and membership shall automatically terminate when a person is no longer the owner of a Unit. Membership in this Corporation is exclusively limited to such unit owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Restrictions, Limitations, Conditions and Agreements that shall be filed for said real property among the Public Records of Pinellas County, Florida. Until the Declaration of Restrictions, Limitations, Conditions and Agreements is recorded and the property and improvements are submitted to a plan of real property ownership, the Corporation's membership shall consist of the Subscribers to these Articles, each of whom shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the Subscribers to these Articles of Incorporation are:

| <u>Name</u> | <u>Address</u> |
|---------------------|----------------------------|
| Gregg S. Rowe | 17960 Gulf Boulevard |
| Paul R. Straubinger | Redington Shores, FL 33708 |
| Kathe Bierhoff | |

ARTICLE VI

The Corporation shall be managed and governed by a Board of Directors composed of the number of persons specified in the By-Laws, which shall not be less than three (3). The directors shall be elected at the annual meeting of the membership as set forth in the By-Laws. The initial Directors are not required to be members of this Corporation. The persons who are to serve as the first Board of Directors until the first election of directors pursuant to the Declaration of Restrictions, Limitations, Conditions, Agreements and the By-laws are:

| <u>Name</u> | <u>Address</u> |
|---------------------|--|
| Gregg S. Rowe | 17960 Gulf Boulevard Redington Shores, FL 33708 |
| Paul R. Straubinger | 17960 Gulf Boulevard Redington Shores, FL 33708 |
| Arthur E. Rowe | 18201 Gulf Boulevard, #406 Redington Shores, FL 33708 |

ARTICLE VII

The principal officers of the Corporation shall be a President, a Vice President and a Secretary/Treasurer, who shall be elected in the manner set forth in the By-laws. Other officers may be provided for in the By-Laws. Officers are not required to be members of this Corporation. The initial Officers who are to serve until the first election of officers pursuant to the Declaration of Restrictions, Limitations, Conditions and Agreements and the By-Laws are:

| <u>Name</u> | <u>Address</u> |
|-------------------------------------|--|
| Gregg S. Rowe, President | 17960 Gulf Boulevard Redington Shores, FL 33708 |
| Paul R. Straubinger, Vice President | 17960 Gulf Boulevard Redington Shores, FL 33708 |
| Kathe Bierhoff, Secretary/Treasurer | 17960 Gulf Boulevard Redington Shores, FL 33708 |

ARTICLE VIII

The By-Laws shall initially be adopted by the first Board of Directors. They may thereafter be amended in the manner by which the By-Laws provide for amendments.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by a majority vote of the Board of Directors or by members of the corporation owning a majority of the Units administered hereby. Proposed amendments shall be transmitted to the President or some other officer in his absence, who shall call a special meeting of the members of the Corporation to be held from fourteen (14) to thirty (30) days after receipt of the proposed amendments, unless a later date is specified in the proposed amendments. The secretary shall give written notice of the meeting to each member stating the time and place of the meeting and the nature of the proposed amendments. Written waiver of notice may be given by any member either before or after the holding of the meeting, which waiver shall be equivalent to the giving of notice to the member. Proposed amendments shall become effective when approved by a majority of the entire membership of

the Board of Directors and not less than two-thirds (2/3) of the votes of the entire membership of the Corporation.

Amondments which are approved shall then be transcribed and certified in the form necessary to file them with the Department of State. Upon approval by that Department, a certified copy of the amondments shall be recorded in the Public Records of Pinellas County, Florida.

ARTICLE X

No dividends shall be paid to the directors, officers or members of the Corporation, but compensation for services rendered may be paid to employees, agents, members, directors or officers. Any excess of receipts over disbursements shall be retained for application to future expenses and expenditures.

The Corporation shall issue no shares of stock of any kind or nature.

ARTICLE XI

The Registered Agent and office of this Corporation are:

Kathe Bierhoff
17960 Gulf Boulevard
Redington Shores, FL 33708

IN WITNESS WHEREOF the subscribers have affixed their signatures on the 13th day of October, A.D., 1988

Gregg S. Rowe
GREGG S. ROWE
Paul R. Straubinger
PAUL R. STRAUBINGER
Kathe Bierhoff
KATHE BIERHOFF

FILED
MAR - 7 1988
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
)ss.
COUNTY OF PINELLAS)

Before me personally appeared GREGG S. ROWE, PAUL R. STRAUBINGER and KATHE BIERHOFF, to me well known and known to me to be the persons described in and who executed the foregoing, and acknowledged their execution thereof to be of their own free will and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 13th day of October, 1988.

Quamara Coy
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 21, 1992
BONDED THRU GENERAL INS. UND.

OR6980PG1669

REGISTERED AGENT ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated corporation, at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relative to keeping open said office.

Kathe Bierhoff

KATHE BIERHOFF,
Registered Agent

FILED
1989 MAR -7 PM 4:23
SECRETARY OF STATE
TALLAHASSEE, FLORIDA