

ARTICLES OF INCORPORATION
OF
"THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC.",
A FLORIDA CORPORATION NOT FOR PROFIT

WE, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of this corporation is "THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC."

ARTICLE II

This corporation is organized pursuant to the Corporation Not For Profit Law of the State of Florida, set forth in Part I of Chapter 617 of the Florida Statutes.

ARTICLE III

(a) The specific and primary purpose for which this corporation is organized is to promote the health, safety, and welfare of the residents within "The Bluffs" property defined to include the Subdivision of the City of Largo, Florida 33540, as recorded in the Office of Public Records, Pinellas County, Florida, Plat Book 65, Pages 57, 58, and 59 (which includes Lots 1 through 63) and the First Addition recorded in Plat Book 77, Page 52 (which includes Lots 64-88), by taking united action only on matters pertaining to the mutual health, safety, welfare, and interests of its members.

(b) In furtherance of such purpose the corporation shall have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

ARTICLE IV

A property owner of a lot and/or improvement thereon within "The Bluffs" property as described in Article III (a) whose name appears on the deed of conveyance to said property or who succeeds to legal title by operation of law, court decree or other legal means is eligible for membership in the corporation. Persons or entities holding title merely as a security for performance of an obligation are not eligible for membership, but a vendee on a Contract for Deed is eligible for membership. A person or persons will be admitted to membership upon qualification as set forth above and upon the payment of dues and/or assessments as prescribed by the corporation from time to time. The acceptance of the payment of said dues and/or assessments by the corporation will constitute admission of the property owner to membership in the corporation, however, the privilege of voting shall be limited to one property owner per lot regardless of how many joint owners there may be per individual lot providing the property owner is current as to dues and/or assessments and in good standing as determined by the corporation.

ARTICLE V

The period of duration of the corporation shall be perpetual.

ARTICLE VI

The name and residence address of each subscriber is:

<u>NAME</u>	<u>ADDRESS</u>
D. Wayne Morlan	705 Knollwood Lane, Largo, FL 33540
John W. Johansen	2806 Bluffs Drive, Largo, FL 33540
Jane M. Main	3203 Hilltop Lane, Largo, FL 33540

ARTICLE VII

The affairs of the corporation shall be managed by a Board of Directors who shall number not more than ten (10). The first Board of Directors shall have at least five (5) members as follows:

Zone I – member from the area which includes all of Citrus Court plus Lots 1 and 2 of Bluffs Dr.

Zone II – member from the area which includes all of Knollwood Drive plus Lots 3, 4, and 5 of Bluffs Drive.

Zone III – member from the area which includes all of Grovewood Lane plus Lots 6, 7, 44, and 45 of Bluffs Drive, and Lot 52 of 8th Avenue, S.W.

Zone IV – member from the area which includes all of Hilltop Lane, Lookout Court, and Crooked Pine Court.

Zone V – member from the area which includes all of Bluffs Drive east of Lot 43 (inclusive) and all of the area of Creekview Court.
(See Attached Plat Diagram of “The Bluffs”)

The first Board of Directors consisting of ten (10) Directors shall be elected by a majority of members present and voting or by proxy in writing at the first organizational meeting of the corporation for a term of one (1) year ending December 31, 1981. Directors to serve for subsequent calendar years shall be elected by a majority of the members present and voting or by proxy in writing at each annual meeting of the corporation held each year thereafter between the dates of January 15 and February 15, at a time and place designated by the President of this corporation.

The officers of this corporation shall be a President and Vice President, who shall at all times be members of the Board of Directors; a Secretary and a Treasurer who may be members of the Board of Directors; and such other officers as the Board may from time to time create by resolution.

The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members by a majority of the Board present and voting. The officers of the corporation shall be elected annually by the Board and each shall hold office for a term of one (1) year unless he or she shall sooner resign, or shall be removed or otherwise disqualified to serve.

The names of the officers or directors who are to serve until the first election are:

<u>NAME</u>	<u>OFFICE</u>
Col. P. J. McDonnell	President
Mr. James Burke	Vice-President

Mrs. Darrell (Carolyn) Gesche	Treasurer
Mrs. Hendrik (Patricia) Gelderloos	Secretary

ARTICLE VIII

The number of persons constituting the first Board of Directors of the corporation to serve until the first election shall be ten (10). The names and address of the persons who shall serve as Directors until the first election are:

<u>NAME</u>	<u>ADDRESS</u>
Colonel Patrick J. McDonnell	605 Grovewood Lane
Mr. James Burke	705 Grovewood Lane
Doctor Anthony Garritano	502 Lookout Court
Mrs. Darrell (Carolyn) Gesche	504 Lookout Court
Mrs. Hendrik (Patricia) Gelderloos	712 Knollwood Court
Mr. John W. Johansen	2806 Bluffs Drive
Mr. Wayne Morlan	705 Knollwood Drive
Mrs. John (Peggy) Gray	708 Citrus Court
Mrs. James (Jane) Main	3203 Hilltop Lane
Mr. Robert Humphries	3218 Citrus Court

ARTICLE IX

The By-Laws of this corporation may be made, altered, or rescinded at any annual meeting of the corporation, or at any special meeting called for such purpose, on the affirmative vote of a majority quorum of members present and voting and/or by proxy in writing, provided written notice of said meeting is given to each member thirty (30) days in advance of such meeting.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member in good standing of this corporation. These Articles may be amended at any annual meeting of the corporation, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3) of the members present and voting or by proxy in writing provided that written notice of said meeting is given to each member thirty (30) days in advance of such meeting.

EXECUTED at _____, on the _____ day of _____, 1980.

WITNESSES:

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF FLORIDA)
)

COUNTY OF PINELLAS)

BEFORE ME personally appeared D. Wayne Morlan, to me well known and known to me to be the person describe in and who executed the foregoing instrument, and acknowledged to and before me that he is competent to contract, sui juris, and that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this ____ day of _____, 1980.

NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA)
)

COUNTY OF PINELLAS)

BEFORE ME personally appeared Jane M. Main, to me well known and known to me to be the person describe in and who executed the foregoing instrument, and acknowledged to and before me that he is competent to contract, sui juris, and that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this ____ day of _____, 1980.

NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA)
)

COUNTY OF PINELLAS)

BEFORE ME personally appeared John W. Johansen, to me well known and known to me to be the person describe in and who executed the foregoing instrument, and acknowledged to and before me that he is competent to contract, sui juris, and that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this ____ day of _____, 1980.

NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA)
)

COUNTY OF PINELLAS)