

ARTICLES OF INCORPORATION

FILED

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the laws of the State of Florida, and do hereby subscribe, acknowledge and file in the office of the Secretary of State, of the State of Florida, the following Articles of Incorporation.

I.

The name of the Corporation shall be:

TOWN APARTMENTS, INC. NO. 8, a condominium.

II.

The purposes for which the corporation is organized shall be to buy, sell, lease or sub-lease, or to acquire, maintain or operate as fee owner or as owner of a leasehold interest, or solely to maintain or operate without any interest in real property, a certain multi-unit residential buildings and the land upon which said buildings shall be situated, in Pinellas County, Florida, a condominium, which multi-unit residential buildings shall be known as TOWN APARTMENTS, INC. NO. 8, a condominium, the land on which said buildings shall be situated being legally described as follows:

Commencing at the West 1/4 corner, Section 36, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89 deg. 53' 06" East along East and West 1/4 line, said line being the centerline of 62nd Avenue North, 488.84 feet; thence South 0 deg. 07' 49" West to South right-of-way line of 62nd Avenue North and P. O. B., 50.00 feet; thence South

0° 07' 49" West, 1095.99 feet; thence South 21°
 56' 54" West 32.31 feet; thence South 0° 07' 49"
 West, 7.60 feet; thence North 89° 53' 06" West
 263.00 feet; thence South 0° 07' 49" West 139.79
 feet to South line of Northwest 1/4 of Southwest
 1/4 of Section 36, Township 30 South, Range 16
 East; thence South 89° 53' 06" East along said
 line 288.00 feet; thence North 0° 07' 49" East
 147.36 feet; thence South 89° 53' 06" East 124.33
 feet; thence North 0° 07' 49" East 326.99 feet;
 thence North 89° 53' 06" West 112.33 feet; thence
 North 0° 07' 49" East 799.00 feet to South line of
 62nd Avenue North; thence North 89° 53' 06" West
 30.00 feet along said line to P.O.B., subject to
 such easements as may be required for utility purposes,
 and LESS the following described right-of-way for
 ingress and egress to-wit: Commencing at the West
 1/4 corner, Section 36, Township 30 South, Range 16
 East; thence South 89° 53' 06" East 488.84 feet;
 thence South 0° 07' 49" West 50.00 feet to the
 P.O.B.; thence South 0° 07' 49" West 1095.99 feet;
 thence South 3° 56' 50" West 30.07 feet; thence
 South 0° 07' 49" West 147.36 feet; thence South
 89° 53' 06" East 20.00 feet; thence North 0° 07' 49"
 East 147.36 feet; thence South 89° 53' 06" East
 124.33 feet; thence North 0° 07' 49" East, 30.00
 feet; thence North 89° 53' 06" West 112.33 feet;
 thence North 0° 07' 49" East 266.99 feet; thence

South 89° 53' 06" East 112.33 feet; thence North
 0° 07' 49" East 30.00 feet; thence North 89° 53' 06"
 West 112.33 feet; thence North 0° 07' 49" East 799.00
 feet; thence North 89° 53' 06" West 30.00 feet to

the P.O.B.; subject to such easements as noted which
 are dedicated for use of Coral Management Co., Inc.,
 a Florida Corporation, for such use as may be required
 and for the use of the telephone and power and gas
~~companies as they may require, and that 25 foot ease-~~
 ment South of Building "I" is dedicated for use of
 Coral Management Co., Inc., a Florida Corporation

and to erect such additional buildings and structures on said
 real estate as the corporation may deem best, and to transact
 all business necessary and proper in connection with the opera-
 tion of said property for the mutual benefit of its members; to
 operate said property for the sole use and benefit of its
 members, without attempting to make any profit or other gains
 for the corporation, and to perform any other act for the
 well-being of member residents, without partiality or undue
 inconvenience as between member residents; and to perform any
 other act in maintaining an atmosphere of congeniality and high
 standard of occupancy by and for its member residents, and
 maintenance of a high standard of the physical appearance of
 the buildings, to formulate By-Laws, rules or regulations, and
 to provide for the enforcement thereof. The Corporation shall
 also have such other power and authority to do and perform
 every act and thing necessary and proper in the conduct of its
 business for the accomplishment of its purposes as set forth
 herein and as permitted by Chapter 617, Florida Statutes, 1961.

III.

GALT CONSTRUCTION CO., INC., hereinafter referred to as
 the Developer, shall make and declare a certain Declaration of
 Condominium submitting the property described herein to condo-

minium ownership under the restrictions, reservations, covenants, conditions and easements set out therein, which shall be applicable to said property and all interests therein, to-wit:

(a) Legal Description as more fully set forth in Article II herein.

~~(b) All improvements erected or installed on said~~
land, including two buildings, containing thirty-eight (38) condominium units and related facilities.

Initially, such three (3) persons as the Developer may name shall be the members of the Corporation who shall be the sole voting members of the Corporation until such time as the Developer has conveyed thirty-five (35) condominium units to the individual grantees, as said condominium units are defined in the proposed Declaration of Condominium, for a period of five (5) years after completion of improvements upon the property hereinabove described in Article II, whichever event shall occur first. Thereafter, such three (3) named persons shall cease to be members of the Corporation, unless they are either the Developer or a Grantee of the Developer, and the individuals to whom the condominium units have been conveyed shall be voting members of the Corporation. The By-Laws of the Corporation may not change or alter this Article.

IV.

The term for which this Corporation shall exist shall be perpetual.

V.

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

Julius Green	2100 - 62nd Avenue North St. Petersburg, Florida
Mary C. Taylor	3835 Central Avenue St. Petersburg, Florida
Herman Geller	2100 - 62nd Avenue North St. Petersburg, Florida

VI.

The affairs of the Corporation shall be managed by a President, Vice President, Secretary and Treasurer. The officers of the corporation shall be elected annually by the Board of Directors of the Corporation in accordance with the provisions provided therefor in the By-Laws of the Corporation.

VII.

The business of the Corporation shall be conducted by a Board of Directors which shall consist of not less than five (5) members, as the same shall be provided for by the By-Laws of the Corporation. The members of the Board of Directors shall be elected annually by a majority vote of the members of the Corporation. The names and address of the first Board of Directors and Officers, who shall serve as Directors and Officers until the first election of Directors and Officers, are as follows:

Julius Green	2100 - 62nd Avenue North St. Petersburg, Florida	President and Director
Mary C. Taylor	3835 Central Avenue St. Petersburg, Florida	Treasurer and Director
Herman Geller	2100 - 62nd Avenue North St. Petersburg, Florida	Secretary and Director
Anthony S. Battaglia	3835 Central Avenue St. Petersburg, Florida	Vice President and Director
Howard P. Ross	3835 Central Avenue St. Petersburg, Florida	Director

VIII.

The By-Laws of the Corporation are to be made, altered or rescinded by a three-fourths (3/4) vote of the members of the Corporation.

IX.

~~Amendments to the Articles of Incorporation~~ may be proposed by the Board of Directors or by a majority vote of the members of the Corporation, provided, however, that no such amendments to the Articles of Incorporation shall be effective unless adopted pursuant to Article XI hereinafter.

X.

Section 1. No officer, director or member shall be personally liable for any debt or other obligation of the corporation, except as provided in the proposed Declaration of Condominium.

Section 2. Each member shall be restricted to one (1) vote, except in all elections for Directors, each member shall have the right of cumulative voting; that is to say, each member shall have the right to vote, in person or by proxy, for as many persons as there are Directors to be elected, or to distribute them on the same principle among as many candidates as he shall see fit.

Section 3. A membership may be owned by more than one owner, provided that membership shall be held in the same manner as title to the unit. In the event ownership is in more than one (1) person, all of the owners of such membership shall be entitled collectively to only one (1) vote or ballot in the management of the affairs of the Corporation in accordance with the Declaration of Condominium, and the vote may not be divided

between plural owners of a single membership.

Section 4. The members of this Corporation shall be subject to assessment for the costs and expenses of the Corporation in operating the multi-unit buildings, in accordance with the Declaration of Condominium, these Articles of Incorporation, and the By-Laws of the Corporation. ~~The By-Laws of the Corporation may not change or alter this Section 4, Article X.~~

Section 5. The Corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the Corporation shall be distributed to its members, Directors or Officers.

Section 6. The members of the Corporation, individually, are responsible for all maintenance and repair within and about their condominium unit.

Section 7. Any matter of controversy or dispute between members or between a member and the Corporation shall be settled by arbitration in accordance with the rules therefor provided by the American Arbitration Association and the Statutes of the State of Florida.

Section 8. The members of this Corporation shall be subject to all of the terms, conditions, restrictions and covenants contained in the Declaration of Condominium, these Articles of Incorporation, and the By-Laws of the Corporation.

XI.

These Articles of Incorporation of the Corporation may not be amended, altered, modified, changed or rescinded by a vote of less than three-fourths (3/4) of the then present members of the Corporation, which may be accomplished at any regular or special meeting of the Corporation, provided that written notice

of the proposed change shall have been mailed to each member of the Corporation, ten (10) days prior to said meeting of the Corporation, provided, however, that no such alteration, amendment, modification, change or recision of Article II hereinabove and of Sections 4, 5, 6 and 8 of Article X may be made without the unanimous approval of the then members of the Corporation, to-

gether with the written unanimous approval of all mortgagees holding a valid enforceable first mortgage lien against any condominium unit, provided such mortgagees are institutional mortgagees such as a bank, savings and loan association or insurance company authorized to transact business in the State of Florida.

XII.

This Corporation shall provide and may contract for recreational facilities to be used by the condominium unit owners for recreational and social purposes.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 11th day of August A.D. 1966.

Julius Green L.S.
Julius Green

Mary C. Taylor L.S.
Mary C. Taylor

Herman Geller L.S.
Herman Geller

STATE OF FLORIDA)
)
 COUNTY OF PINELLAS) ss.

Before me, the undersigned authority, this day personally appeared, JULIUS GREEN, MARY C. TAYLOR and HERMAN GELLER, each well known to me to be the persons who executed the foregoing Articles of Incorporation and have severally acknowledged before me that they executed the same for the purposes therein mentioned.

WITNESS my hand and official seal at St. Petersburg, in the County of Pinellas and state of Florida, this 11th day of August A.D., 1966.

Carol E. Fisher
 Notary Public

Notary Public, State of Florida
 My Commission Expires March 12, 1968
 Bonded by American Life & Security Co.

A F F I D A V I T

STATE OF FLORIDA)

ss

COUNTY OF PINELLAS)

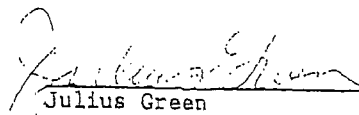
BEFORE ME, the undersigned authority, this day personally appeared ~~JULIUS GREEN~~, who after being duly sworn as required by law, deposes and says:

1. That he is the President of GALT CONSTRUCTION CO., INC., a Florida corporation.

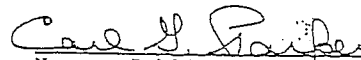
2. That as President of said GALT CONSTRUCTION CO., INC., a Florida corporation, he has no objections to said corporation being mentioned in the Articles of Incorporation filed with the Secretary of State, State of Florida, Tallahassee, Florida, known as TOWN APARTMENTS, INC., NO. 8, a condominium, and hereby consents to the use of said corporation name in the aforesaid condominium corporation.

3. That this consent shall be attached to and made a part of the charter of TOWN APARTMENTS, INC. NO. 8, a condominium as though set forth therein in full.

4. Further Affiant saith not.


Julius Green

Sworn to and subscribed before me this 11th day of August A.D., 1966.


Notary Public
Notary Public, State of Florida at Large
My Commission Expires March 12, 1969
Bonded by "Fidelity Surety & Guaranty Co."