

AMENDED AND  
APPROVED 5/6/93

Fla Stat  
That's Governors  
on Assoc 720-303

ARTICLES OF INCORPORATION  
OF  
HARBOR CREST 400 PROPERTY OWNERS, INC.

We, the undersigned, hereby acknowledge and file in the office of the Secretary of State of the State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the state of Florida, these Articles of Incorporation as by law provided.

ARTICLE I

NAME

The name of this corporation shall be HARBOR CREST 400 PROPERTY OWNERS, INC. and the principal office shall be in Pinellas County, Florida, at 13940 Anona Heights Drive #1, Largo, Florida 34644.

ARTICLE II

PURPOSE

The purposes for which this corporation is formed are as follows:

A. To form a "corporation for the purpose of representing in all capacities the property owners in the development known as HARBOR CREST 400 located at 13940 Anona Heights Drive, Largo, Florida". The real estate affected by these articles are those parcels described in an unrecorded plat of Harbor Crest 400, a copy of which is set out in Exhibit A, attached hereto.

B. To establish procedures for the operation of the property owned by the corporation and to promulgate and enforce rules and regulations relative to the use of such property.

C. To promote the beneficial use and enjoyment by its members of the property owned by the corporation.

D. To perpetuate the administration and enforcement of and to exercise all the powers and functions of management granted under the "Agreement of Declaration of Covenants, Restrictions, Limitation, Conditions, Charges and Uses covering real estate described therein" as recorded in O.R. 31097, Page 69, Public Records of Pinellas County, Florida, a copy of which is attached as Exhibit B.

E. To conduct any and all lawful business authorized under the laws of the State of Florida.

To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida Law, including the capacity to contract, bring suit and be sued.

### ARTICLE III MEMBERSHIP

A. Only owners of parcels of real property in Harbor Crest 400 shall be eligible for membership. All real property owners of parcels in Harbor Crest 400 must become members and pay dues set forth in the By-Laws. Membership shall automatically terminate upon termination of ownership of real property in HARBOR CREST 400, or when a member is no longer current in payment of the dues to the corporation as set out in the By-Laws.

B. There shall not be more than one (1) voting member for each house. In the event a house or home is owned in more than one name, each name shall have a fraction of a whole vote the numerator of which fraction is one (1) and the denominator is the total number of names on the deed, title or document of title.

### ARTICLE IV DURATION

This corporation shall be perpetual existence.

### ARTICLE V INCORPORATORS

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

Frank Sullivan - #19 Harbor Crest, 13940 Anona Heights Drive,  
Largo, Florida 34644

William Temple - #90 Harbor Crest, 13940 Anona Heights Drive,  
Largo, Florida 34644

Clarence Hegg - #62 Harbor Crest, 13940 Anona Heights Drive,  
Largo, Florida 34644

## ARTICLE VI

### DIRECTORS AND OFFICERS

Section 1. The affairs and property of this corporation shall be manager and governed by a Board of Directors composed of not less than five (5) nor more than nine (9) persons elected pursuant to the By-Laws of the corporation.

Section 2. The names of the officers who shall serve until the first election are as follows:

Name	Address
Frank Sullivan - President	#19 Harbor Crest 400 13940 Anona Heights Drive Largo, Florida 34644
William Jacobs - Vice President	#97 Harbor Crest 400 13940 Anona Heights Drive Largo, Florida 34644
Dorothy Metzger - Secretary	#89 Harbor Crest 400 13940 Anona Heights Drive Largo, Florida 34644
Ruth Burnham - Treasurer	#89 Harbor Crest 400 13940 Anona Heights Drive Largo, Florida 34644

Section 3. The following persons shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first regular meeting of members:

Name	Address
Frank Sullivan -	#19 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
William Jacob -	#97 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
Dorothy Metzger -	#89 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
Ruth Burnham -	#89 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
William Temple -	#90 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644

Victor Wuchte	#107 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
Jennie Ballance	#4 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
Clarence Hegg	#62 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644
Frances Madonna	#79 Harbor Crest 400, 13940 Anona Heights Drive, Largo, Florida 34644

## ARTICLE VII

### AMENDMENT TO ARTICLES

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by the Board of Directors or by any of the voting members in good standing. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing filed by the member, and delivered to the President no less than thirty (30) days prior to the membership meeting at which such proposal is to be voted on. The Secretary shall give to each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than twenty (20) days prior to the date set for such meeting, and it shall be given in the manner provided in the By-Laws. An affirmative vote of sixty (60%) percent of the qualified voting members of the corporation shall be required for passage of the requested alteration, amendment or rescission.

Section 2. Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of these Articles either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

Section 3. A copy of each amendment approved in the foregoing manner shall be certified by the Secretary of State and recorded in the Public Records of Pinellas County, Florida.

## ARTICLE VIII

Every officer and director of the Association shall be indemnified by the Association against all expense and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, or any

settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

STATE OF FLORIDA     )

COUNTY OF PINELLAS    )

BEFORE ME, the undersigned authority, personally appeared FRANK SULLIVAN, WILLIAM TEMPLE, and CLARENCE HEGG to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation

WITNESS my hand and official seal this 29<sup>th</sup>  
day of February, 1980.

Linda K. Lannin  
Notary Public