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Department of State

I certify from the records of this office that BELLE OAK VILLAS HOMEOWNERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on May 8, 1985 .

The document number of this corporation is N09158.

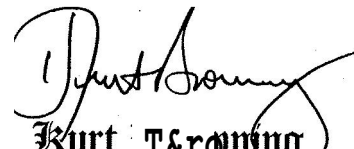
I further certify that said corporation has paid all fees due this office through December 31, 2007, that its most recent annual report/uniform business report was filed on April 26, 2007, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.



CR2E022 (01-07)

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Eighth day of May, 2007

  
Kurt T. Brown  
Secretary of State

**ARTICLES OF INCORPORATION  
OF  
BELLE OAK VILLAS HOMEOWNERS ASSOCIATION, INC.  
A NOT-FOR-PROFIT FLORIDA CORPORATION**

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned, all of whom are residents of Pinellas County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I - NAME OF CORPORATION**

The name of the corporation is BELLE OAK VILLAS HOMEOWNERS ASSOCIATION, INC. hereinafter called the Association).

**ARTICLE II - PRINCIPAL OFFICE AND REGISTERED AGENT**

The principal office of the Association is located at:

3900 Belle Oak Blvd.  
Largo, Florida 33541

and

Ralph Quartetti

is hereby appointed the initial registered agent of this Association at that address.

**ARTICLE III - PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation

and architectural control of the residence Lots and Common Area within that certain tract of property described as:

See Exhibit "A"  
attached hereto.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration" applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Pinellas County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by

two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida, by law may now or hereafter have or exercise;

(h) the Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and as part of any net earnings of the Association will inure to the benefit of any member.

#### **ARTICLE IV - MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

Transfers of membership in the Association shall be made on the books of the corporation and shall be established by the recording among the public records of Pinellas County, Florida, of a deed or other instrument establishing a fee simple title to a unit or lot in the subdivision. Transferor shall automatically have his membership in the Association terminated upon such transfer of such unit or lot ownership.

No officer, director, or member shall be personally liable for any debt or other obligation of this corporation, except as provided for in the Declaration of Covenants, Conditions and Restrictions; the By-Laws and the Articles of Incorporation.

#### **ARTICLE V - DURATION**

The corporation shall exist perpetually.

#### **ARTICLE VI - SUBSCRIBERS**

The name and address of each subscriber is:

Ralph Quartetti  
3900 Belle Oak Blvd.  
Blvd.  
Largo, Florida 33541  
33541

John Gleason  
3900 Belle Oak  
  
Largo, Florida

Sue Clutter  
3900 Belle Oak Blvd.  
Largo, Florida 33541

#### **ARTICLE VII - DIRECTORS**

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons who need not be members of the Association. The first Board of Directors shall have three (3) members, and in the future, that number will be determined from time to time in accordance with the provisions of the By-Laws.

The names and addresses of the persons who are to act in the capacity of directors until the selection of their

successors are:

Ralph Quartetti

John Gleason

Sue Clutters

At the first annual meeting the members shall elect three (3) directors for a term of one (1) year, three (3) directors for a term of two (2) years; and at each annual meeting thereafter the members shall elect three (3) directors for a term of three (3) years.

### **ARTICLE VIII - OFFICERS**

The officers of this Association shall be a President and a Vice President., who shall at all times be members of the Board of Directors, a Secretary, a Treasurer and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of the members. The names of the officers who are to serve until the first election or appointments are:

President - Ralph Quartetti

Vice President - John Gleason

Secretary/Treasurer - Sue Clutter

### **ARTICLE IX - AMENDMENT OF BY-LAWS**

The By-Laws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmation vote of fifty-one percent (51%) of all the members existing at the time of and present at such meeting except that the initial By-Laws of the Association shall be made and adopted by the Board of Directors.; and except that the Federal Housing Administration and Veterans Administration shall have the right

to veto any amendment while there is a Class B membership.

## **ARTICLE X - VOTING RIGHTS**

The Association shall have two (2) classes of voting membership.

Class A. Class A members shall be all Owners--with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on January 1, 1990.

## **ARTICLE XI - DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and



assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## **ARTICLE XII - AMENDMENT TO ARTICLES**

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by not less than twenty-five percent (25%) of the membership or by a majority of the Board of Directors. Amendments to the Articles of Incorporation shall be adopted by not less than two-thirds (2/3) of the entire membership. Members may vote in person or by proxy at a special or regular meeting of the members.

## **ARTICLE XIII - FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.