

State of Florida



Department of State

I certify from the records of this office that LYONS COVE, INC. is a corporation organized under the laws of the State of Florida, filed on November 22, 1971.

The document number of this corporation is 722137.

I further certify that said corporation has paid all fees due this office through December 31, 1989, and its status is active.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the

27th day of March, 1989.



CR2EO22 (6-88)

Jim Smith

Jim Smith
Secretary of State

ARTICLES OF INCORPORATION

Nov 22 11 01 AM 1971
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

OF

LYONS COVE, INC.
(a non-profit Florida Corporation)

RECORDER'S MEMO; Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

We the undersigned, acknowledge and file in the Office of the Secretary 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 1.

Name

1.1) Name. The name of this corporation shall be LYONS COVE, INC., a condominium, and the principal office shall be in Sarasota County, Florida.

ARTICLE 2.

Purposes and Powers

2.1) Purposes. The purposes for which this corporation is formed are as follows:

A. To form an "association as defined in the Condominium Act" of the Statutes of the State of Florida, and in conjunction therewith to establish and collect assessments from the unit owners and members for the purpose of operating, maintaining, repairing, improving and administering the condominium property, and to perform the acts and duties desirable for apartment house management for the units and common elements.

B. To carry out the duties and obligations and receive the benefits given the association by the "Declaration of Restrictions, Reservations, Covenants, Conditions and Easements" of LYONS COVE, a condominium.

C. To establish Bylaws for the operation of the condominium property providing for the form of administration and rules and regulations for governing the association.

2.2) Powers. 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, and those provided by the "Condominium Act". No part of the income of this corporation shall be distributed to the members,

directors and officers of the corporation.

ARTICLE 3.

3.1) Membership. All unit owners of a condominium parcel shall automatically be members, and their membership shall automatically terminate when they are no longer owners of a unit.

3.2) Voting Rights. There shall not be more than one (1) voting member for each unit in the condominium and said member shall be entitled to one (1) vote for each unit which he owns at a meeting of the association. A corporation or any individual with an interest in more than one (1) unit may be designated the voting member of each unit in which he owns an interest.

ARTICLE 4.

Period of Duration

4.1) Period of Duration. This corporation shall have perpetual existence.

ARTICLE 5.

Subscribers

5.1) Subscribers. The names and residence of the Subscribers as follows:

<u>NAME</u>	<u>ADDRESS</u>
D. W. RADFORD	East Venice Ave. (P.O. Box 1014) Venice, Florida 33595
DAPHENE W. RADFORD	East Venice Ave. (P.O. Box 1014) Venice, Florida 33595
WILLIAM R. KORP	1208 North Casey Key Rd., Osprey, Fla. (P.O. Box 1614, Venice, Fla. 33595)
KATE PAGE KORP	1208 North Casey Key Rd., Osprey, Fla. (P.O. Box 1614, Venice, Fla.)

ARTICLE 6.

Data Respecting Directors

6.1) 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 seven (7) persons.

6.2) The original Directors set forth in these Articles of Incorporation shall serve until the 1st day of September, 1973, at which time a meeting of the membership of the corporation is to be held for the purpose of electing new Directors. Directors hereafter shall be elected to serve for a term of one year, and shall be

elected by the voting members in accordance with the Bylaws at the regular annual meeting of the corporation to be held at 2:00 P.M. on the same day of each year thereafter. In the event of a vacancy, the elected Directors may appoint an additional Director to serve the balance of the term.

6.3) All officers shall be elected by the Board of Directors in accordance with the Bylaws at the regular annual meeting of the Board of Directors on the 1st day of March of each year. The Board of Directors shall elect from among the members a President, Vice President, Secretary, Treasurer and such other officers as they shall deem desirable, consistent with the Corporate Bylaws.

6.4) 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 annual meeting of the members:

<u>NAME</u>	<u>ADDRESS</u>
D. W. RADFORD	P. O. Box 1014, Venice, Fla. 33595
DAPHENE W. RADFORD	P.O. Box 1014, Venice, Fla. 33595
WILLIAM R. KORP	P. O. Box 1614, Venice, Fla. 33595
KATE PAGE KORP	P. O. Box 1614, Venice, Fla. 33595

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ARTICLE 7.
Officers

7.1) Officers. The names of the Officers who shall serve until the first election are as follows:

<u>NAME</u>	<u>TITLE</u>
D. W. RADFORD	President
WILLIAM R. KORP	Vice President
DAPHENE W. RADFORD	Secretary-Treasurer

ARTICLE 8.
Bylaws

8.1) Bylaws. The Bylaws of this corporation may be altered, amended or rescinded at any duly called meeting of the members, provided that the notice of meeting contains a full statement of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of 3/4ths of the qualified voting members of the corporation.

ARTICLE 9.

9.1) Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing filed by the members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. 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 fifteen (15) days prior to the date set for such meeting, and it shall be given in the manner provided in the Bylaws. An affirmative vote of seventy-five (75%) percent of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

9.2) Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary of 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.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals at Venice, Sarasota County, Florida, this 5th day of November, 1971.

Signed, sealed and delivered
in our presence:

Priscilla Smith
Edward J. Carter

D. W. Radford (SEAL)
D. W. RADFORD

Daphene W. Radford (SEAL)
DAPHENE W. RADFORD

William R. Korp (SEAL)
WILLIAM R. KORP

Kate Page Korp (SEAL)
KATE PAGE KORP

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized to take acknowledgments, personally appeared D. W. RADFORD, DAPHENE W. RADFORD, WILLIAM R. KORP and KATE PAGE KORP, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal this *5th* day of *November* 1971.

Dorisa Priscilla Smith (SEAL)
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Dec. 14, 1974
Bonded By American Fire & Casualty, Co.