

ARTICLES OF INCORPORATION  
OF  
CRYSTAL GLEN PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA NON-PROFIT CORPORATION

ARTICLE I  
CORPORATE NAME

The name of this corporation is CRYSTAL GLEN PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE II  
CORPORATE NATURE

This is a non-profit corporation, organized solely for general charitable purposes pursuant to the Florida Corporations Not-for-Profit law set forth in Section 617 of the Florida Statutes.

ARTICLE III  
DURATION

The term of existence of the corporation is perpetual.

ARTICLE IV  
GENERAL AND SPECIFIC PURPOSES

The specific and primary purposes for which this corporation is formed are:

A. For the purpose of operating and maintaining a civic association.

ARTICLE V  
MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors. The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors comprising members; provided, however, that such number may be changed by a By-Law duly adopted by the members.

The Directors named herein as the first Board of Directors shall hold office until the first meeting of members at which time an election of Directors shall be held.

Directors elected at the first annual meeting, and at all times thereafter, shall serve for a term of one (1) year until the annual meeting of members following the election of Directors and until the qualification of the successors in office. Annual meetings shall be held at 10:00 a.m. on the second Monday in August of each year at the principal office of the corporation, or at such other place or places as the Board of Directors may designate from time to time by resolution.

Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board, and any such action by written consent shall have the same force and effect as if taken by unanimous vote of the Directors. Any certificate or other

document filed under any provision of law which relates to action so taken shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting, and that the Articles of Incorporation and the By-Laws of this corporation authorize the Directors to so act. Such a statement shall be prima facie evidence of such authority.

The names and addresses of the initial members of the Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
PHILLIP ALLMAN	6709 Ridge Road, Suite 200 Port Richey, FL 34668
MARIANNE SPOZATE	6709 Ridge Road, Suite 200 Port Richey, FL 34668
NICHOLAS G. SIDERIS	6709 Ridge Road, Suite 200 Port Richey, FL 34668

B. Corporate Officers. The Board of Directors shall elect the following officers: President, Vice-President, Secretary and Treasurer, and such other officers as the By-Laws of this corporation may authorize the Directors to elect from time to time. Initially, such officers shall be elected at the first annual meeting of the Board of Directors. Until such election is held, the following person shall serve as corporate officers:

<u>Name</u>	<u>Address</u>
President/PHILLIP ALLMAN	6709 Ridge Road, Suite 200 Port Richey, FL 34668
Secretary/MARIANNE SPOZATE	6709 Ridge Road, Suite 200 Port Richey, FL 34668
Treasurer/NICHOLAS G. SIDERIS	6709 Ridge Road, Suite 200 Port Richey, FL 34668

#### ARTICLE VI EARNINGS & ACTIVITIES OF CORPORATION

A. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV hereof.

B. No substantial part of the activities of the corporation shall be carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

C. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), or (b) by a corporation, contributions to which are deductible under

Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

D. Notwithstanding any other provision of these Articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

E. The corporation, through its Board of Directors, shall have the right to extend the use of corporate facilities to non-members as herein defined by contract under such terms and conditions as the Board shall determine.

#### ARTICLE VII DISTRIBUTION OF ASSETS

Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by a Court of competent jurisdiction in the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as such Court shall determine, which are organized and operated exclusively for such purposes.

#### ARTICLE VIII MEMBERSHIP

A. Any owner of a single-family dwelling in Crystal Glen Subdivision, Citrus County, Florida, paying the dues provided for by the By-Laws and agreeing to be bound by the Articles of Incorporation and the By-Laws of the corporation and by such rules and regulations as the Directors may from time to time adopt, is eligible for membership. Any member in good standing shall have the right to permit a tenant to use the facilities of the corporation by written notice to the corporation, provided that such tenant shall comply with the rules and regulations as are from time to time established. Each dwelling unit, the owner of which is a member in good standing, shall be entitled to one (1) vote.

B. A prospective member shall be eligible for membership upon presentation of an approved application by the Membership Committee for approval and acceptance by the Board of Directors.

#### ARTICLE IX SUBSCRIBERS

The names and addresses of the Subscribers of this corporation are as follows:

<u>Name</u>	<u>Address</u>
PHILLIP ALLMAN	6709 Ridge Road, Suite 200 Port Richey, FL 34668
MARIANNE SPOZATE	6709 Ridge Road, Suite 200 Port Richey, FL 34668

NICHOLAS G. SIDERIS

6709 Ridge Road, Suite 200  
Port Richey, FL 34668

ARTICLE X  
AMENDMENT OF BY-LAWS

Subject to the limitations contained in the By-Laws, and any limitations set forth in the Corporation's Not-For-Profit law of the State of Florida, concerning corporate action that must be authorized or approved by the members of the corporation, By-Laws of this corporation may be made, altered, rescinded, added to, or new By-Laws may be adopted, by a resolution of the Board of Directors, and presented to a quorum of members for their vote.

ARTICLE XI  
DEDICATION OF ASSETS

The property of this corporation is irrevocably dedicated to membership use, and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof, or to the benefit of any private individual.

ARTICLE XII  
REGISTERED AGENT AND OFFICE

The address of the corporation's Registered Office shall be 6709 Ridge Road, Suite 200, Port Richey, Florida 34668 and the name of its Registered Agent at said address shall be THOMAS L. NAGELKERK.

ARTICLE XIII  
AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of members for their vote; provided, however, that any amendment hereto shall require the approval of the majority of the members of the dwelling units in Crystal Oaks Subdivision.

We, the undersigned, being the Subscribers and Incorporator of this corporation, for the purpose of forming this non-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 23rd day of March, 1988.

Signed, Sealed and Delivered  
in the Presence of:

Erica M. Jackson

Barbara J. Lanni

Philip Allman  
PHILIP ALLMAN, Subscriber/  
Director

James M. Jackson

Marianne Spozate  
MARIANNE SPOZATE, Subscriber/  
Director

Barbara J. Gunn

James M. Jackson

Nicholas G. Sideris  
NICHOLAS G. SIDERIS,  
Subscriber/Director

Barbara J. Gunn

James M. Jackson

Thomas L. Nagelkerk  
THOMAS L. NAGELKERK  
Registered Agent

Barbara J. Gunn

STATE OF FLORIDA)  
COUNTY OF PASCO )

BEFORE ME, the undersigned authority, personally appeared PHILLIP ALLMAN, MARIANNE SPOZATE, NICHOLAS G. SIDERIS, and THOMAS L. NAGELKERK, as Subscribers and Registered Agent, respectively, to me known to be the persons who executed the foregoing Articles of Incorporation and they acknowledged to and before me that they executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of March, 1988.

Kary V. Blackett  
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 1, 1990

FILED  
MAR 28 PM 12:25  
STATE  
TALLAHASSEE, FLORIDA  
R17/CG