

ARTICLES OF INCORPORATION
OF
COPA PALMS CONDOMINIUM ASSOCIATION, INC

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under the laws of the State of Florida, and certify as follows:

ARTICLE I

The name of this corporation shall be Copa Palms Condominium Association, Inc.

ARTICLE II

The purpose of this non-profit corporation shall be to function as the "Association" for the operation of COPA PALMS CONDOMINIUM, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate, administer and carry out the functions and duties of said Condominium pursuant to the Declaration of Condominium established for said Condominium.

The corporation shall have all of the common-law and statutory powers of a corporation not for profit, and all of the powers granted to it by the Declaration of Condominium and any Exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium units within said Condominium shall automatically be members of this corporation; membership shall automatically terminate when a person is no longer the owner of a condominium unit. Membership in this corporation is exclusively limited to such condominium unit owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said Condominium among the Public Records of Pinellas County, Florida. Until the Declaration of Condominium is recorded and the property and improvements are submitted to a plan of condominium ownership, the corporation's membership shall consist of the Subscribers to these Articles, each of whom shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The Subscribers to these Articles of Incorporation are:

Thomas E. Allison, Esq.
ALLISON & SPEARS
516 Florida Federal Building
St. Petersburg, Florida 33701

William E. Allison, Esq.
ALLISON & SPEARS
516 Florida Federal Building
St. Petersburg, Florida 33701

W. B. Loft
485 Capri Boulevard
Treasure Island, Florida 33706

ARTICLE VI

The corporation shall be managed and governed by a Board of Directors composed of the number of persons specified in the By-laws, which shall not be less than three (3). The directors shall be elected at the annual meeting of the membership, for a term of one (1) year or until their successors are elected and qualified, as set forth in the By-laws. Directors are not required to be members of this corporation.

The principal officers of the corporation shall be:

President
 Vice-President
 Secretary/Treasurer

who shall be elected in the manner set forth in the By-laws.

Other officers may be provided for in the By-laws. Officers are not required to be members of this corporation.

ARTICLE VII

The officers who are to serve until the first election of officers, pursuant to the Declaration of Condominium, and the By-laws, are:

W. B. Loft	President
Thomas E. Allison	Vice-President
William E. Allison	Secretary/Treasurer

ARTICLE VIII

The initial Board of Directors shall consist of three (3) persons. The persons who are to serve as the first Board of Directors until the first election of directors, pursuant to the Declaration of Condominium and the By-laws, are:

<u>Name</u>	<u>Address</u>
Thomas E. Allison	516 Florida Federal Building St. Petersburg, Florida 33701
William E. Allison	516 Florida Federal Building St. Petersburg, Florida 33701
W. B. Loft	485 Capri Boulevard Treasure Island, Florida 33706

ARTICLE IX

The By-laws shall initially be adopted by the first Board of Directors. They may thereafter be amended in the manner by which the By-laws provide for amendments.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by a majority vote of the Board of Directors or

By members of the corporation owning a majority of the condominium units administered hereby. Proposed amendments shall be transmitted to the President, or some other officer in his absence, who shall call a special meeting of the members of the corporation to be held from ten (10) to thirty (30) days after receipt of the proposed amendments, unless a later date is specified in the proposed amendments. The Secretary shall give written notice of the meeting to each member, stating the time and place of the meeting and the nature of the proposed amendments. Written waiver of notice may be given by any member either before or after the holding of the meeting, which waiver shall be equivalent to the giving of notice to the member. Proposed amendments shall become effective when approved by affirmative vote of the members of the corporation owning not less than seventy-five percent (75%) of the condominium units. Amendments which are approved shall then be transcribed and certified in the form necessary to file then with the Department of State. Upon approval by that Department, a certified copy of the amendments shall be recorded in the Public Records of Pinellas County, Florida.

ARTICLE XI

No dividends shall be paid to the Board of Directors, officers, or members of the corporation, but compensation for services rendered may be paid to employees, agents, members, directors, or officers. Any excess of receipts over disbursements shall be retained for application to future expenses and expenditures.

The corporation shall issue no shares of stock of any kind or nature.

ARTICLE XII

The Resident Agent and office of this corporation are:

WILLIAM E. ALLISON

516 Florida Federal Building
St. Petersburg, Florida 33701

IN WITNESS WHEREOF the subscribers have affixed
their signatures on the 27th day of December, A.D. 1977.

s/ W. B. Loft

s/ William E. Allison

William E. Allison

STATE OF FLORIDA)
) ss:
COUNTY OF PINELLAS)

BEFORE ME an officer duly authorized to take
acknowledgments and administer oaths, personally appeared
WILLIAM E. ALLISON, W. B. LOFT, and THOMAS E. ALLISON, to me
well known and known to me to be the individuals described
in and who executed the Articles of Incorporation of COPA
PALMS CONDOMINIUM ASSOCIATION, INC., and who executed the
same for the purposes therein set forth.

WITNESS my hand and official seal in the State of
Florida, County of Pinellas, this 27th day of December,
A.D. 1977.

s/ Paul H. Heistand
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires MAY 26, 1978

ACKNOWLEDGMENT

HAVING BEEN NAMED to accept service of process for
Copa Palms Condominium Association, Inc., at the place
designated in these Articles, I hereby accept and agree to
act in this capacity and comply with the statutory requirements
relative to keeping open said office.

William E. Allison
Registered Agent

SWORN to and subscribed before me this 27th day
of December, A.D. 1977.

Paul R. Heistand
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires 11/25, 1978
