



02 DEC 16 PM 2:27  
FILED  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION  
OF  
MARILYN PINES UNIT II CONDOMINIUM ASSOCIATION, INC.

ARTICLE I  
NAME

The name of the corporation is MARILYN PINES UNIT II CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association".

ARTICLE II

ASSOCIATION ADDRESS

The office address of the Association shall be Marilyn Pines Unit II Condominium Association, 2060 Marilyn Street, Clearwater, Florida 33765 or such other address as may be designated by the Board of Directors from time to time.

ARTICLE III

PURPOSE

Purpose. The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, as may be amended from time to time (hereafter "the Condominium Act") for the operation of MARILYN PINES UNIT II, a condominium (hereinafter "the Condominium") located upon those certain lands in Pinellas County, Florida, legally described in Exhibit "A" to the Declaration of Condominium.

ARTICLE IV

MEMBERS

Section 1. Membership. The members of the Association shall consist of all of the record Owners of Units in the condominium, and after termination of the condominium shall

ES 6  
DT  
EC 28.50  
19  
DS  
NT  
ES  
ITF  
P/C  
IE  
TAL 28.50  
BAL  
AMT pl

consist of those who are members at the time of such termination and their successors and assigns.

Section 2. Transfer. Change of membership in the Association shall be established by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing a record title to a unit in the condominium. The Owner designated by such instrument thus becomes a member of the Association and the membership of the prior Owner is terminated.

Section 3. Voting. The Owner of a Unit shall be entitled to one vote per Unit as a member of the Association which vote shall be exercised by any Owner of a Unit or by all Owners of the Unit collectively, provided that there is only one vote per Unit. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

## ARTICLE V

### DIRECTORS

Section 1. Number. The affairs of the Association will be managed by a Board consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination, shall consist of three (3) Directors. All Directors shall be members of the Association.

Section 2. Election. Directors of the Association shall be elected in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws. A list of names and addresses of the Board of Directors shall be maintained in the Official Records of the Association.

Section 3. Term. The term of office for each Board member shall be as described in the Bylaws.

ARTICLE VI

OFFICERS

The affairs of the Association shall be administered by the Officers designated in the Bylaws. The Officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers of the Association are maintained in the official records of the Association.

ARTICLE VII

POWERS

The powers of the Association shall include and be governed by the following provisions:

Section 1. Powers of Not for Profit Corporation. The Association shall have all of the common-law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

Section 2. Powers of Condominium Act. The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium and all of the powers and duties reasonably necessary to operate the Condominium.

ARTICLE VIII

PROPERTY

All funds and the titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

ARTICLE IX

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Section 1. Proposals for Amendment. An amendment may be proposed either by the Board of Directors by resolution or by a written request signed by ten percent (10%) of the members of the Association.

Section 2. Approvals of Proposed Amendments. A proposed amendment may be approved by an affirmative vote of sixty-six and two thirds percent (66 2/3%) of the Unit Owners present in person or by proxy and voting at a duly noticed meeting.

Section 3. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Provided, however, that no amendment shall make any changes in the qualification for membership or the voting rights of members, without approval in writing by all members. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

Section 4. Recording. A copy of each adopted amendment shall be certified by the Secretary of State and shall be recorded in the Public Records of Pinellas County, Florida.

ARTICLE X

REGISTERED AGENT

The registered agent of the Association is Steven H. Mezer, Esq., c/o Bush Ross Gardner Warren & Rudy, 220 S. Franklin Street, Tampa, Florida 33602 or as may be designated by the Board of Directors from time to time.

ARTICLE XI

TERM

The term for which this corporation shall exist is perpetual.

MARILYN PINES UNIT II CONDOMINIUM  
ASSOCIATION, INC.

(Corporate Seal)


Betty Unsz L. Lee  
President

Paul B. Lee  
Secretary

STATE OF FLORIDA

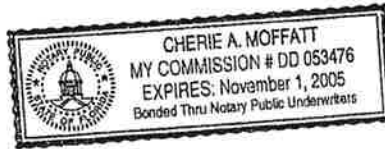
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Nov. 2002 by Betty Inez L. Lee as President and Richard G. Lee as Secretary of MARLYN PINES UNIT II CONDOMINIUM ASSOCIATION, INC. who are personally known to me or who have produced as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

  
NOTARY PUBLIC, State of Florida

(SEAL)

My Commission Expires:



264723.1

KARLEEN F. DE BLAKER, CLERK OF COURT  
PINELLAS COUNTY, FLORIDA

---

N2005304 12-31-2002 14:48:09 SJW  
51 ACR-MARLYN PINES  
063308  
IH:02489340 BK:12445 SF6:2310 EF6:2315  
RECORDING 006 PAGES 1 \$28.50

TOTAL: \$28.50  
CHECK AMT. TENDERED: \$28.50  
CHANGE: \$ .00  
BY \_\_\_\_\_ DEPUTY CLERK