

ARTICLES OF INCORPORATION  
OF  
BAY POINT PLAZA CONDOMINIUM ASSOCIATION, INC.  
A CORPORATION NOT FOR PROFIT

1. Name and Place of Business. The name of the corporation is BAY POINT PLAZA CONDOMINIUM ASSOCIATION, INC. The place of business shall be 6100 - 12th Street South, St. Petersburg, Florida.

2. Purpose. The corporation is organized as a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes and is a Condominium Association as referred to and authorized by Section 711.12 of the Florida Statutes. The purpose for which the corporation is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida, known as:

BAY POINT PLAZA APARTMENTS  
A Condominium

A description of the Land as shown on Exhibit 1 is attached hereto and made a part hereof. Said condominium is herein called "Condominium" and the Declaration of Condominium whereby the same has or will be created is herein called the "Declaration".

3. Qualification of Members and Manner of Their Admission. The members of this corporation shall constitute all of the record owners of condominium parcels of the Condominium. After receiving the approval of the corporation, as required under the Declaration, change of membership in this corporation shall be established by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a condominium parcel and the delivery to the corporation of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the corporation. The membership of the prior owner of such condominium parcel shall be thereby terminated.

4. Term. The existence of the corporation shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and in the event of such termination, the corporation shall be dissolved in accordance with law.

5. Names and Residence of Incorporators. The names and residences of the incorporators to these Articles of Incorporation are:

Floyd M. Caraway 5000 38th Way So., St. Petersburg, Fla.

Henry B. Hansen 4322 Holland Dr., St. Petersburg Beach, Fla.

William G. Kranich 335 7th Avenue No., Tierra Verde, Fla.

6. Directors and Officers. The affairs of the Association shall be managed by its Board of Directors. The officers of the corporation shall be a President, Secretary and Treasurer, which officers shall be elected annually by the Board of Directors. The directors and officers may lawfully and properly exercise the powers set forth in Section 11, particularly those set forth in Sections 11.3 and 11.4, notwithstanding the fact that some or all of them who may be directly or indirectly involved in the exercise of such powers and in the negotiation and/or consummation of the agreements executed pursuant to such powers are some or all of the persons with whom the corporation enters into such agreements or who own some or all of the proprietary interest in the entity or entities with whom the corporation enter into such agreements. Disclosure of such agreements by setting forth the same in the Declaration of Condominium of Bay Point Plaza Apartments as initially declared or subsequently re-declared or amended, shall stand as an absolute confirmation of such agreements and the valid exercise by the directors and officers of this corporation of the powers pertinent thereto.

7. Names of Officers. The names of the officers who are to serve until the first election or appointment are as follows:

President - Floyd M. Caraway

Secretary - Henry B. Hansen

Treasurer - William G. Kranich

8. Board of Directors. The Board of Directors shall consist of not less than three nor more than five persons. The names and addresses of the persons who are to serve as such until the first election thereof are as follows:

Floyd M. Caraway 5000 38th Way So., St. Petersburg, Fla.

Henry B. Hansen 4322 Holland Dr., St. Petersburg Beach, Fla.

William G. Kranich 335 7th Avenue No., Tierra Verde, Fla.

9. By-Laws. The original By-Laws are to be made by the Board of Directors and/or declarer under such Declaration. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such By-Laws and the Declaration relating to amendment.

10. Amendment. An Amendment may be proposed by either the Board of Directors or by 75% of the members of the Association. The adoption of any proposed amendment, except as elsewhere provided in these Articles of Incorporation or as otherwise provided by the provisions of Florida Statute Chapter 718, as amended from time to time, and the rules of the Florida Administrative Code promulgated thereunder, shall be by the affirmative vote and approval thereof of not less than 75% of the entire membership of the Association voting in person or by proper proxy at an annual or special meeting duly called for such purposes.

