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STATE  
CORPORATIONS DIVISION  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

SEA ISLAND SOUTH CONDOMINIUM IV, INC.

ARTICLE I - NAME

The name of this Association is SEA ISLAND SOUTH CONDOMINIUM IV, INC., and its address is 750 Island Way, Island Estates, Clearwater, Pinellas County, Florida 33515.

ARTICLE II - PURPOSES

The purposes and objects of the Association are such as are authorized under Chapter 6B of the Florida Statutes and to provide an entity pursuant to Chapter 718 of the Florida Statutes, to provide for the maintenance, preservation, administration and management of SEA ISLAND SOUTH CONDOMINIUM IV, INC. a Condominium under the Florida Condominium Act pursuant to a Declaration of Condominium recorded in the office of the Clerk of the Court of Pinellas County, Florida.

The Association is organized and operated solely for administrative and managerial purposes. It is not intended that the Association show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the Association from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the Association and used to reduce the amount of assessments that would otherwise be required in the years following. For such purposes, each unit owner will be credited with an equal portion of any excess as stated in Item "G", Page 2 of the Condominium Declaration.

ARTICLE III - POWERS

To promote the health, safety, and welfare of the residents of SEA ISLAND SOUTH CONDOMINIUM IV, INC. the powers of the Association shall include and be governed by the following provisions:

(1) To have and exercise all of the powers, rights and privileges granted to or conferred upon the Association by the provisions of Chapter 617, Florida Statutes, entitled "Florida Corporations Not for Profit" now or hereafter in force and to do all the things necessary to carry out its operations as a natural person might or could do.

To have and occupy and all rights, privileges and powers authorized by Chapter 718, Florida Statutes, or amendments thereto.

(5) To exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and in the By-Laws adopted by the Association, as those documents may from time to time be amended.

(6) To operate and manage a condominium apartment building and other facilities for the use and benefit of the individual owner of the condominium parcels (apartment units) as the agent of said owners.

(7) To determine, levy, collect and enforce payment by any lawful means of all assessments for common charges and pay such common charges as the same become due.

(8) To engage the services of a caretaker and delegate to such caretaker any of the powers or duties granted to the Association of unit owners under the Declaration or By-Laws other than the power to engage or discharge such caretaker; the power to adopt, amend and repeal the provisions thereof, or of the Declaration, By-Laws, or rules and regulations of the Condominium.

(9) All funds and the titles of all properties acquired by this Association and the proceeds thereof shall be held in trust by the owners of the condominium parcels (apartment units) in accordance with the provisions of the Declaration of Condominium and its supported documents.

(10) To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interest in lands or facilities including but not limited to swimming pools and other recreational facilities whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or use or benefit of the unit owners.

(11) To employ personnel to perform the services required for proper operation of the condominium.

(12) To take and hold by lease, gift, purchase, grant, devise or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any such property to finance the acquisition thereof on the vote of SEVENTY FIVE per cent (75%) of members, and transfer, lease, and convey any such property.

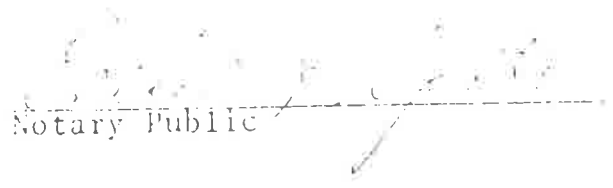
(13) All of the powers of this Association shall be subject and shall be exercised in accordance with the provisions of the Declaration of Condominium, together with its supporting documents which govern the use of the land.

#### ARTICLE IV - MEMBERSHIP

Each condominium unit shall have appurtenant thereto a membership in the Association, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to such unit by virtue of such title ownership. No membership may be severed from the unit to which it is appurtenant.

known as the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND SEAL this 15<sup>th</sup> day of March,  
19 23.

  
Notary Public

My Commission Expires: 5-7-11

OFFICERS:

Henry J. ...  
Fred W. ... (Vice Pres)  
...



# State of Florida

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

I certify that the following is a true and correct copy of Articles of Incorporation of SEA ISLAND SOUTH CONDOMINIUM IV, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on March 13, 1978, as shown by the records of this office.

The charter number for this corporation is 742117.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 20th day of March, 1978.



*Gene A. Smathers*  
SECRETARY OF STATE