

Tropical East

HOMEOWNERS' ASSOCIATION INC



Articles
of
Incorporation
of

Tropical East Homeowners' Association Inc.

January 1, 2013

Board of Directors

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of TROPICAL EAST HOMEOWNERS ASSOCIATION INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is N20650.

Amendments and Restatements to the Articles of Incorporation will be recorded in the Public Records of Saint Lucie County on an on-going (*as any changes occur*) basis.

The complete reprinted document updates will be immediately available on the web site and at the administrative office of Tropical East Homeowners' Association Inc. All new and completely updated association documents will be also reprinted on the first day of January, of each subsequent year.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eighteenth day of January, 1996



CR2EO22 (1-95)

Sandra B. Northam
Secretary of State

ARTICLES OF INCORPORATION
of
TROPICAL EAST HOMEOWNERS' ASSOCIATION INC.

We the undersigned, acting as incorporators of a non-profit corporation under chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the Corporation (hereinafter called the association) is TROPICAL EAST HOMEOWNERS' ASSOCIATION INC.

ARTICLE II

The specific primary purposes for which the association is formed, are to provide for maintenance, preservation and architectural control of the residence lots and common areas within a certain tract of real property described as follows:

Lot 2, Block 4, Plat No. 1, St. Lucie Gardens, Section 7,
Township 37, South, Range 41 East, according to the Plat
thereof, recorded in Plat Book 1, Page 35 of the Public
Records of St Lucie County, Florida.

and to promote the health, safety and welfare of the residents within the above described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

..... in furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (*the Declaration*) applicable to the **PUD** and to be recorded in the public records of Saint Lucie County, Florida.

(b) Affix, levy, collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the declaration and pay all expenses in connection therewith and all offices and other expenses incidental to the conduct of the business of the association, including all licenses, taxes or governmental charges on or imposed against the property of the association.

(c) Acquire (*by gift, purchase or otherwise*), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and/or personal property in connection with the affairs of the association.

(d) Borrow money and subject to the consent by vote or written instrument of a majority of members in good standing, mortgage, pledge, convey by deed of trust or hypothecate any and/or all of its real or personal property as security for money borrowed or debts incurred.

(e) Dedicate, sell or transfer all and/or any part of the common areas to any municipality, public agency, authority or utility for such purposes and subject to such conditions s may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of members in good standing agreeing to such dedication, sale or transfer.

Additional residential property and/or the common area may be annexed to the subdivision with the consent of the majority of the members of the association in good standing.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of majority of members in good standing.

(g) Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against members as provided in the Declaration and no part of any net earnings of the association will inure to the benefit of any member.

ARTICLE III

The association, a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE IV

The period of duration of the association shall be perpetual.

ARTICLE V

The name and address of each subscriber is:

Ellen Guterl
1202 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

Jean Guterl
1202 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

ARTICLE VI

The affairs of the association shall be managed by a Board of Directors, consisting of a President, Vice President, Secretary, Treasurer, and one Director, a total of five, all of whom shall be elected to serve as members of the Board of Directors. The officers shall be elected at the first annual meeting of the Board of Directors immediately following election to the Board.

The names of the officers who are to serve until the first election are:

Ellen Guterl - President

Jean Guterl - Vice President, Secretary/Treasurer

ARTICLE VII

The number of persons constituting the first board of directors of the association shall be three (3) and the names and addresses of the persons who shall serve as directors until the first election are:

Ellen Guterl
1202 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

Jean Guterl
1202 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

William Miller
1202 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

ARTICLE VIII

The By-Laws of the association may be made, altered or rescinded at any annual meeting of the association or at any special meeting of members, by vote of a majority of members in good standing, present in person, or by proxy.

ARTICLE IX

Amendments to these articles of incorporation may be proposed by any member of the association. These articles may be amended at any special meeting duly called and held for such purpose on the affirmative vote of a majority of members in good standing present at such meeting, in person or by proxy.

ARTICLE X

Every owner of a lot shall be a member of the association. All owners shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such members and the vote for such lot shall be exercised as they may determine among themselves.

In no event shall more than one vote be cast with respect to any lot owned.

A member shall be considered “not in good standing” during any period of time in which he or she is delinquent in the payment of any assessment, or in violation of this Declaration or of any rules or regulations promulgated by the Association while not in good standing, the member shall not be entitled to vote or exercise any other right or privilege of a member of the Association.

ARTICLE XI

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes.

ARTICLE XII

The address of this corporation’s initial registered office in the State of Florida is:

514 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

The name of this corporation’s initial registered agent at the above address is as follows:

WARNER, FOX & SEELEY, ATTORNEYS, P.A.
514 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34952

ARTICLE XIII

The undersigned constituting the subscribers of this non-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation on this, the 30th day of March, 1987.

signature on file

signature on file

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before me, the undersigned officer, personally appeared Ellen Guterl, Jean Guterl, who, being first duly sworn, acknowledged to me, they are the persons described in and who executed the foregoing Articles of Incorporation and they executed the same for the purposes therein expressed.

Witness my hand and seal this 8th day of April, 1987

signature on file

I am a Notary Public of the State of Florida

ACCEPTANCE of REGISTERED AGENT

Having been named to accept service of process for the above-stated corporation at the place designated in the foregoing Articles of Incorporation, I hereby agree to act in that capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 26th day of March, 1987

signature on file

STEPHEN NAVARETTA, ESQ.

Warner, Fox & Segley,

Attorneys, P.A.

Registered Agent

Tropical East Homeowners' Association Inc.



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