

Audit No. H07000014681 3

**ARTICLES OF INCORPORATION
OF
PALMETTO COVE COMMUNITY ASSOCIATION, INC.**

(A Corporation Not for Profit)

THE UNDERSIGNED INCORPORATOR to these Articles of Incorporation hereby proposes the incorporation under Chapters 617 and 720, Florida Statutes, of a corporation not for profit, and hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida, Articles of Incorporation, and hereby certifies as follows:

ARTICLE I: NAME AND LOCATION

The name of this corporation shall be PALMETTO COVE COMMUNITY ASSOCIATION, INC. (hereinafter referred to as the "Community Association"), and its initial office for the transaction of its affairs shall be 3450 Buschwood Park Drive, Ste. 250, Tampa, Florida 33618, and the initial Registered Agent is CFRA, LLC.

ARTICLE II: PURPOSES

This Community Association does not contemplate pecuniary gain or profit to the Members thereof, and no distribution of income to its Members, directors or officers shall be made, except that nothing herein shall prevent the Community Association from compensating persons who may be Members, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of, the Community Association in furtherance of one or more of its purposes. The general purpose of this Community Association is to promote the common interests of the property owners in Palmetto Cove (hereinafter referred to as the "Community"), and the specific purpose is to perform the functions of the Community Association contemplated in the Declaration of Covenants, Conditions and Restrictions for the Community recorded in the Public Records of Hillsborough County, Florida (hereinafter referred to as the "Declaration"), as the same may in the future be amended, which purposes shall include, but not be limited to, the power to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Community Association as set forth in the Declaration;
- (b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
- (c) Own and convey property;
- (d) Establish rules and regulations;
- (e) Sue and be sued;
- (f) To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Community Association;
- (g) To borrow money;
- (h) Maintain, repair and replace Common Properties as contemplated by the Declaration, and to enter into contracts for the provision of services to maintain and operate the Common Properties;

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(i) Operate and maintain the Surface Water Management System facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas; and

(ii) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida.

ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

A. Eligibility. Every person, whether an individual, corporation or other entity, who is the record owner of a Lot that is subject to Assessment pursuant to the Declaration shall become a Member of the Community Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person shall be a Member. A Homeowner of more than one Lot is entitled to membership for each Lot owned. No person other than a Homeowner may be a Member of the Community Association, and a membership in the Community Association may not be transferred except by the transfer of title to a Lot; provided, however, the foregoing does not prohibit the assignment of membership and voting rights by a Homeowner who is a contract seller to such Homeowner's vendee in possession.

If more than one person owns a fee interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file a certificate with the secretary of the Community Association naming the voting co-owner entitled to vote at such meeting, unless such co-owners have filed a general voting certificate with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, no separate certificate shall be necessary if title to any Lot is held in a tenancy by the entireties, and in such event either tenant is entitled to cast the vote for such Lot unless and until the Community Association is notified otherwise in writing by such co-tenants by the entireties.

B. Classes of Membership and Voting; Transfer of Control. The Community Association shall have two classes of voting membership: Class A and Class B. So long as there is Class B membership, Class A Members shall be all persons owning record title to the Lots of the Community ("Homeowners") except the Declarant. All Class B memberships shall belong to the Declarant. Upon termination of Class B membership as provided below, Class A Members shall be all Homeowners, including the Declarant so long as such Declarant is a Homeowner. Subject to the provisions of Section A of this Article, Members, Class A or Class B, are entitled to cast one vote for each Lot owned. There shall be no cumulative voting for Directors or any other matters.

Until such time as Class B membership is terminated, the Declarant shall be entitled to solely appoint all members of the Board. The Class B membership will terminate and convert automatically to Class A membership, and transfer of control of the Community Association for the Members other than the Declarant shall occur, upon the happening of any of the following, whichever occurs first:

(a) Three months after 90% of the Lots in all portions of the Community which are or may be ultimately subject to governance by the Community Association have been conveyed to third party Homeowners; or

(b) When the Declarant waives its rights to Class B membership, which waiver shall be evidenced by the recording of a certificate to such effect in the public records of Hillsborough County, Florida; or

(c) On December 31, 2021.

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Upon termination of Class B membership, all provisions of the Declaration, Articles of Incorporation, or By-Laws referring to Class B membership will be obsolete and without further force or effect, including any provision requiring voting by classes of membership.

C. Transferability. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title.

ARTICLE IV: TERM OF EXISTENCE

The Corporation shall have perpetual existence. In the event the Corporation is dissolved, the Corporation shall ensure that the maintenance of the surface water management system is delegated, transferred or assigned to a similar not-for-profit corporation.

ARTICLE V: INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is the following: Robert S. Freedman, Carlton Fields, P.A., 4221 W. Boy Scout Boulevard, Suite 1000, Tampa, Florida 33607.

ARTICLE VI: MANAGEMENT

The affairs of the Corporation shall be managed by its Board of Directors, which shall consist of not less than three (3) nor more than five (5) individuals, the precise number to be fixed in the By-Laws or by the Board of Directors of the Community Association from time to time. Directors shall be elected for one year terms by the Members at the annual Members' meeting, to be held as scheduled by the Board of Directors in the last quarter of each fiscal year in the manner prescribed in the By-Laws of the Community Association, and shall hold office until their respective successors are duly elected and qualified; provided, however, that the Declarant shall be entitled to solely appoint all Members of the Board of Directors prior to transfer of control. The Board shall elect a President, a Vice President, and a Secretary-Treasurer of the Community Association and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Community Association. Such officers are to hold office at the pleasure of the Board or until their successors are duly elected and qualified. Officers may be Directors. Officers and Directors must be Members of the Community Association except with respect to those who are elected by the Class B Members. Any individual may hold two (2) or more corporate offices, except that the offices of President and Secretary-Treasurer may not be held by the same person. The officers shall have such duties as may be specified by the Board or the By-Laws of the Community Association. Vacancies occurring on the Board and among the officers shall be filled in the manner prescribed by the By-Laws of the Community Association.

Notwithstanding the foregoing, the Class B Members shall have the right to elect all Directors as long as there shall be Class B membership, except that such Class B Members, in their sole discretion, may voluntarily consent to the election of one director by the Class A Members after fifty percent (50%) of the Lots in the Community have been conveyed to Class A Members.

ARTICLE VII: INITIAL OFFICERS

The names of the initial officers who are to serve until their successors are elected under the provisions of these Articles of Incorporation and the By-Laws are the following:

<u>Title</u>	<u>Identity</u>
President	Dave Cavaliere
Vice President	Mark Krumin
Secretary-Treasurer	Jared Moon

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ARTICLE VIII: INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board of Directors of the Community Association shall be three (3) and the names and addresses of such first Board of Directors, who shall hold office until their respective successors are elected pursuant to the provisions of these Articles of Incorporation and the By-Laws, are the following:

Jared Moon	3450 Buschwood Park Drive, Ste. 250 Tampa, Florida 33618
Dave Cavaliere	3450 Buschwood Park Drive, Ste. 250 Tampa, Florida 33618
Mark Krumin	3450 Buschwood Park Drive, Ste. 250 Tampa, Florida 33618

ARTICLE IX: BY-LAWS

The By-Laws of the Community Association shall be adopted by the initial Board of Directors, as constituted under Article VIII above, at the organizational meeting of the Board.

ARTICLE X: AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth a proposed amendment and, if Members have been admitted, directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting. If no Members have been admitted, the amendment shall be adopted by a vote of the majority of directors and the provisions for adoption by Members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided by Florida Statutes for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving (i) the affirmative vote of a majority of a majority of the total Class A voting interests entitled to vote, and (ii) the affirmative vote of 100% of the Class B Members, if any.

Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

Notwithstanding the foregoing, (a) no amendment to the Articles of Incorporation shall be valid which affects any of the rights and privileges provided to the Declarant without the written consent of the Declarant as long as Declarant shall own any lots in the Community, and (b) no amendment which will affect any aspect of the surface water management system located on the Property shall be effective without the prior written approval of the Southwest Florida Water Management District.

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ARTICLE XI: REGISTERED OFFICE AND AGENT

Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the name and address of the Initial Registered Agent for service of process upon the Community Association is:

CFRA, LLC
4221 W. Boy Scout Blvd., Suite 1000
Tampa, Florida 33607

The above address is also the address of the registered office of the Community Association.

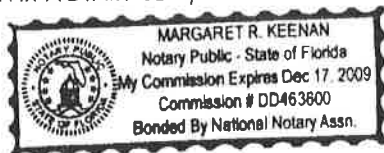
Robert S. Freedman

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of January, 2007, by Robert S. Freedman, being known to me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged to me that he executed the same as his free act and deed for the uses and purposes therein set forth. He ☒ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



Margaret R. Keenan
(Signature)

Name _____
(Legibly Printed)
Notary Public, State of Florida

(Serial Number, if any)

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for PALMETTO COVE COMMUNITY ASSOCIATION, INC., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

Robert S. Freedman
CFRA, LLC

Audit No. H07CJ000146813

THIS IS NOT A
ARTICLES OF INCORPORATION
OF
PALMETTO COVE COMMUNITY ASSOCIATION, INC.
(A Corporation Not for Profit)
CERTIFIED COPY

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- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Community Association as set forth in the Declaration;
- (b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
- (c) Own and convey property;
- (d) Establish rules and regulations;
- (e) Sue and be sued;
- (f) To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Community Association;
- (g) To borrow money;
- (h) Maintain, repair and replace Common Properties as contemplated by the Declaration, and to enter into contracts for the provision of services to maintain and operate the Common Properties;

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(i) Operate and maintain the Surface Water Management System facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas; and

(ii) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida.

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(a) Three months after 90% of the Lots in all portions of the Community which are or may be ultimately subject to governance by the Community Association have been conveyed to third party Homeowners; or

(b) When the Declarant waives its rights to Class B membership, which waiver shall be evidenced by the recording of a certificate to such effect in the public records of Hillsborough County, Florida; or

(c) On December 31, 2021.

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THIS IS NOT A
CERTIFIED COPY

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<u>Title</u>	<u>Identity</u>
President	Dave Cavaliere
Vice President	Mark Krumin
Secretary-Treasurer	Jared Moon

Audit No. H0, 000146813

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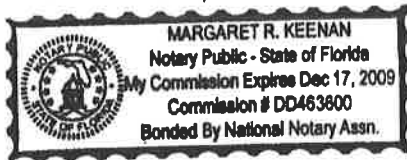
Robert S. Freedman

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of January, 2007, by Robert S. Freedman, being known to me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged to me that he executed the same as his free act and deed for the uses and purposes therein set forth. He ☒ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



Margaret R. Keenan
(Signature)

Name _____
(Legibly Printed)
Notary Public, State of Florida

(Serial Number, if any)

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for PALMETTO COVE COMMUNITY ASSOCIATION, INC., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

Robert S. Freedman
CFRA, LLC

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CERTIFIED COPY

**EXHIBIT "B" TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR PALMETTO COVE**

Articles of Incorporation of the Community Association

01/18/2007 13:51 FAX

CARLTON FIELDS-TPA

TAMPA

001/002

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1/18/2007 1:48

PAGE 001/002

Florida Dept of State

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of PALMETTO COVE COMMUNITY ASSOCIATION, INC., a Florida corporation, filed on January 17, 2007, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number E07000014681. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N07000000533.

Authentication Code: 507A00004122-011807-N07000000533-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eighteenth day of January, 2007



Kurt S. Browning

Kurt S. Browning
Secretary of State

01/18/2007 13:52 FAX

DARLTON FIELDS-TPA

→ CFTAMPA

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Florida Dept of State

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January 18, 2007

FLORIDA DEPARTMENT OF STATE
Division of Corporations

PALMETTO COVE COMMUNITY ASSOCIATION, INC.
3450 BUSCHWOOD PARK DRIVE
SUITE 250
TAMPA, FL 33618

The Articles of Incorporation for PALMETTO COVE COMMUNITY ASSOCIATION, INC. were filed on January 17, 2007, and assigned document number N07000000533. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H07000014681.

A corporation annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file/effective date year. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4 or by going to their website at www.irs.ustreas.gov.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at the address given below.

Claretha Golden
Document Specialist
New Filings Section
Division of Corporations

Letter Number: 507A00004122

PALMETTO COVE HOA

PARKING POLICY

Each Lot in Palmetto Cove has been provided parking for vehicles in the garage and additional parking for vehicles in the driveway.

The Board desires to ensure that the aesthetics of the community are not diminished by the unsightly parking of vehicles on the grass and common areas (sidewalk), abandoned vehicles are not kept on the community and commercial vehicles are not parked in the community in violation of the deed restrictions. Of greater importance, the Board is concerned about the safety of the community to prevent illegal street parking which impedes the safe passage of vehicles throughout the community.

Authority to establish policies regarding enforcement of parking is created in the Declaration of Covenants under **Section 3.6.16.10.**

The Board hereby desires to adopt the following additional rules and regulations in addition to those already in the Declaration:

Policy

Any vehicle that is parked in violation of the deed restrictions or in the right of way on the street will be subject to the following parking policies.

1. "Speed Limit 9 MPH" signs will be posted throughout the community.
2. Owners, Residents and Guests must first park in the garage, then driveway and then the street if needed.
3. There is to be no parking on the sides of the street restricted by signage, nor any parking upon grassy areas within the community at any time.
4. Homeowners and Residents are prohibited from parking in guests spots (pool area parking).
5. All vehicles that are parked in the street that are abiding by the parking policy **MUST** be properly tagged with a Palmetto Cove assigned parking decal. All visitor's parking within the community in designated parking areas **MUST** be properly tagged with a Palmetto Cove "Visitor" decal.
6. Each Owner will be distributed two (2) "Resident" parking decals and two (2) "Visitor" parking decals. Additional decals will cost \$10 each. In the event the owner sells their home the decals may be transferred to the new owner. If the decals are not transferred the new owner will need to purchase decals.
7. Any Board or Committee member, designee or management company representative or agent is authorized to post a parking **Citation** on the window of a vehicle for violating the parking policies.
8. The Board or Committee member, designee, management company representative or agent will document the Date, Time, Vehicle License Number, Make of Vehicle, and the location where the vehicle was parked, and will provide this information to the management company, preferably taking a date and time stamped photo of the vehicle in violation.
9. The management company will maintain a list of parking violations with the number of occurrences the violation of the same vehicle has occurred and will provide this list to the Board & Committee members and agent, and insure that the Property is properly posted for towing in accordance with current Florida Statutes.
10. After the 1st Citation is issued, when any of the Board or Committee members, designee, management company representative or agent observes a parking violation for the same vehicle, they are authorized to contact the towing company. **No further notice will be placed on the vehicle.**
11. The towing company will remove the vehicle from the community. It will be the responsibility of the vehicle owner to pay the fees necessary to recover the vehicle from the towing company. The Association, Board or Committee members, designee, management company representative or agent will not be responsible collectively or individually for any damage caused to a vehicle while being towed or stored.

PALMETTO COVE HOA

12. If at all possible, vehicles parked in driveways should refrain from fully blocking and parking on the sidewalks.
13. It is the responsibility of the OWNER of every Lot to notify their tenants and guests of the Association's policies and procedures.
14. All vehicles travelling in excess of the posted 9 MPH speed limit in the community may be subject to ticketing by the Sheriff's Department, who may be contracted by the Association to enforce the 9 MPH speed limit.

The Palmetto Cove HOA Board of Directors reserves the right to amend these rules at any time.

This Parking Policy was adopted by the Board of Directors at a duly called meeting on September 15, 2011.

This Policy is effective IMMEDIATELY.

Please review map for prohibited
street parking areas.
Prohibited areas marked in yellow.

