

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CURLEW LANDINGS DOCK ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 18, 1991, as shown by the records of this office.

The document number of this corporation is N42218.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
25th day of February, 1991.



CR2EO22 (6-88)

A handwritten signature in cursive script that reads "Jim Smith".

Jim Smith
Secretary of State

ARTICLES OF INCORPORATION
OF
CURLEW LANDINGS DOCK ASSOCIATION, INC.
A NONPROFIT CORPORATION

We, the undersigned natural persons of legal age, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I.

The name of the corporation shall be CURLEW LANDINGS DOCK ASSOCIATION, INC.

ARTICLE II.

The association is a nonprofit corporation.

ARTICLE III.

The period its duration is perpetual.

ARTICLE IV.

The specific primary purposes for which the association is formed are to provide for the maintenance and preservation of the docks and common area within a certain tract of real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF and to promote the health, safety, and welfare of the dock owners within the above-described property.

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 applicable to the docks and recorded in the public records of Pinellas County, Florida;
- (b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

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- (c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;
- (d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal security as security for money borrowed or debts incurred;
- (e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;
- (f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;
- (g) Have and exercise any and all powers, rights, and privileges that a 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 aforementioned purposes. The activities of the association shall be financed by assessments on members as provided by the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V.

The street address of the initial registered office of the association is 2380 Drew Street, Suite #3, Clearwater, Florida 34625, and the name of its registered agent at such address is Gregory A. Fox, Esquire.

ARTICLE VI.

Every person or entity who is a record owner of an interest in any dock which is subject by covenants or record to assessments by the association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association.

ARTICLE VII.

The association shall have two classes of voting members, as follows:

Class A. Class A members shall be all owners with the exception of the declarant as such term is defined in the declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any dock, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member shall be the declarant, as such terms is defined in the declaration, who shall be entitled to five (5) votes for each dock owned. The Class B membership shall cease and be converted to Class A membership as provided in the declaration.

ARTICLE VIII.

The number of directors constituting the initial board of directors of the association is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

Name	Address
Steve Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698
Mary Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698
Robert Szasz,	2350 Bayshore Blvd., Dunedin, FL 34698

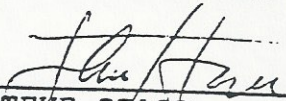
ARTICLE IX.

The name and street address of each incorporator is:

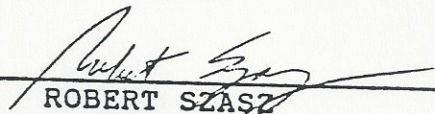
Name	Address
STEVE SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698
MARY SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698
ROBERT SZASZ	2350 BAYSHORE BLVD., DUNEDIN, FL 34698

EXECUTED AT CLEARWATER, FLORIDA ON FEBRUARY 14, 1991.

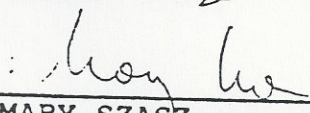
INCORPORATORS



STEVE SZASZ



ROBERT SZASZ



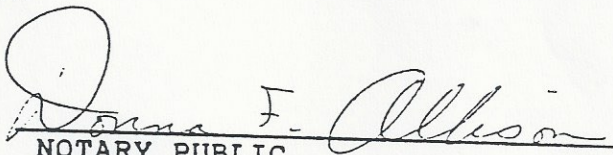
MARY SZASZ

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on February 14, 1991, personally appeared before me STEVE SZASZ, MARY SZASZ and ROBERT SZASZ, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year above written.

Notary Public, State of Florida
My Commission Expires April 27, 1994
Bonded Thru Troy Fain - Insurance Inc.



NOTARY PUBLIC

MY COMMISSION EXPIRES;

EXHIBIT A

From the Northeast corner of the southeast 1/4 of Section 15, Township 28 South, Range 15 East; and run thence North 89 deg. 57' 02" West along the Quarter Section Line, 116.31 feet to the centerline of State Road 595, extended; thence South 17 deg. 31' 18" West along the said centerline 1684.23 feet for a Point of Beginning; thence North 62 deg. 45' 49" West, 435.98 feet; thence North 48 deg. 06' 47" West, 302.98 feet; thence North 65 deg. 27' 13" West, 43.53 feet; thence South 20 deg. 29' 17" West, 86.94 feet to a point on an existing seawall; thence following said seawall along arc of a non-tangent curve to the right 201.38 feet, radius 467.85 feet, chord 199.83 feet, chord bearing South 63 deg. 20' 35" East to a point of tangency; thence South 62 deg. 19' 04" East 203.90 feet; thence North 17 deg. 31' 18" East 90.40 feet to the Point of Beginning, LESS AND EXCEPT road right-of-way. } thence S. 51 deg. 00' 43" East, 381.92 feet.

Together with that certain non-exclusive easement for ingress and egress, drainage and utilities, being more fully described in easement dated September 2, 1982 by Curlew Landings, Inc., a Florida Corporation, to Curlew Landings Docks, Inc., a Florida Corporation, recorded in O.R. Book 5397, Page 374, as amended in Official Record Book 5693, Page 2191, Public Records of Pinellas County, Florida.

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