

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of TREASURE ISLAND CLUB ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on May 29, 1985, as shown by the records of this office.

The charter number of this corporation is N09484.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
30th day of May, 1985.



CER-101

George Firestone
Secretary of State

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REGISTERED MAIL

ARTICLES OF INCORPORATION
OF
TREASURE ISLAND CLUB ASSOCIATION, INC.
A Corporation Not For Profit

FILED
1935 MAY 29 11 9 46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I
NAME

The name of the corporation shall be:

TREASURE ISLAND CLUB ASSOCIATION, INC.

ARTICLE II
PURPOSE

The purposes and objects of the corporation shall be to administer the operation and management of TREASURE ISLAND CLUB, A CONDOMINIUM to be established by FORD CONCEPTS, INC., hereinafter called Developer, which condominium project will be established in accordance with the Condominium Act of the State of Florida and the Declaration of Condominium upon lands as described in the Declaration of Condominium, which may hereafter be referred to as the Condominium, and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these Articles and which may be contained in the Declaration of Condominium which will be recorded in the public records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III
POWERS

The corporation shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto

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said corporation or exercised by it under any other applicable laws of the State of Florida, including the Condominium Act, Chapter 718, of the Florida Statutes.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium.

2. Levying and collecting assessments against members of the corporation to defray the common expenses of the condominium as may be provided in the Declaration of Condominium and in the By-Laws of this corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including the units in the condominium, which may be necessary or convenient in the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

3. Maintaining, repairing, replacing, operating and managing the condominium and the property comprising same, including the right to construct improvements after casualty and to make further improvement of the condominium property.

4. To contract for the management and maintenance of the condominium property and to authorize the management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules, and maintenance of the common elements. The Association shall, however, retain at all times, the powers and duties granted by the Condominium Act, including but not limited to the making of assessments, promulgation of rules, and the execution of contracts in behalf of the Association.

5. Enforcing the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the condominium as the same may be hereafter established.

6. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational and communal facilities, whether or not contiguous to lands of the condominium, to provide enjoyment, recreation, or other use of benefit to the owners of the units, all as may be deemed by the Board of Administration to be in the best interest of the corporation.

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7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to the Declaration of Condominium.

ARTICLE IV
MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all units in the condominium shall be members of the corporation, and no other persons or entities shall be entitled to membership, except as provided in item E of this Article IV.

B. Membership shall be established by the acquisition of fee title to a unit in the condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any unit except that nothing therein contained shall be construed as terminating the membership of any party who may own two or more units, so long as such party shall retain title to or a fee ownership interest in any unit.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said By-Laws.

D. On all matters on which the membership shall be entitled to vote, there shall be only one vote for each unit in the Condominium, which vote shall be exercised or cast by the owner or owners of each unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one condominium unit, such member shall be entitled to exercise or cast as many votes as he owns units, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recording of said Declaration of Condominium, and the conveyance of the title to a unit or units by the Developer, the membership of the corporation shall be composed of the subscribers of these Articles, each of which subscribers shall be entitled to cast one vote on all matters on which that membership shall be entitled to vote.

ARTICLE V
TERM

The corporation shall have perpetual existence.

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ARTICLE VI
LOCATION

The principal office of the corporation shall be located at 8333 Astronaut Boulevard, Cape Canaveral, Florida and the registered office shall be located at 45 South Atlantic Avenue, Cocoa Beach, Florida but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Administration.

ARTICLE VII
DIRECTORS

The affairs of the corporation shall be managed by the Board of Administration. The first Board of Administration shall consist of three (3) members so long as the Developer retains control of the Association. Thereafter, the number of members of the Board, the manner of electing members of the Board, officers and other procedural matters relating thereto, shall be as set forth in the By-Laws. The members of the Board of Administration shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation. Notwithstanding the foregoing, the first election of a Director will be held in accordance with Article XIV, page 23 of the Declaration of Condominium of TREASURE ISLAND CLUB, A CONDOMINIUM. Any vacancies in the Board of Administration will be filled as provided in the By-Laws.

The names and addresses of the members of the First Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Patrick D. Sheehan	6126 S.E. Riverboat Drive Stuart, Florida
Tracy K. Garrity	5835 24th Street Vero Beach, Florida
William C. Irvin	750 N. Atlantic Avenue Cocoa Beach, Florida

ARTICLE VIII
OFFICERS

The Board of Administration shall elect a President, Vice President, Secretary, Treasurer and as many other officers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a Director. The same person may hold two offices, the duties of which are not incompatible; provided however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

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The affairs of the corporation shall be administered by the officers designated in the By-Laws of the corporation. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the Board of Administration. The Board of Administration may employ employees who are not members of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

President Patrick D. Sheehan
6126 SE Riverboat Drive
Stuart, Florida

Vice President William C. Irvin
750 N. Atlantic Avenue
Cocoa Beach, Florida

Secretary/Treasurer Tracy K Garrity
5835 24th Street
Vero Beach, Florida

ARTICLE IX
SUBSCRIBERS

The subscribers to these Articles of Incorporation are the three (3) persons herein named to act and serve as members of the first Board of Administration of the corporation, the names of which subscribers and their respective addresses are more particularly set forth in Article VII above.

ARTICLE X
BY-LAWS

The original By-Laws of the corporation shall be adopted by the Board of Administration and thereafter, the By-Laws may be amended or rescinded by vote of the members as provided in the By-Laws, after the owners have taken control of the Association and prior to that time by a majority vote of the Board.

ARTICLE XI
INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities including counsel fee, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the corporation, unless such officer or director shall finally be adjudged to have been guilty of willful misfea-

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sance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE XII
AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the corporation acting upon a vote of the majority of the Directors, or by the members of the corporation owning a majority of the units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the president, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than seventy-five percent (75%) of the units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the public records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these Articles which shall abridge, amend or alter the right of the Developer to designate and select members of

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the Board of Administration, as provided in the Condominium Act, the Declaration, these Articles or the By-Laws.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 24th day of May, 1985.

Patrick D. Sheehan
PATRICK D. SHEEHAN
William C. Irvin
WILLIAM C. IRVIN
Tracy K. Geraghty
TRACY K. GERAGHTY

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority personally appeared PATRICK D. SHEEHAN, WILLIAM C. IRVIN and TRACY K. GERAGHTY who, being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed on this 24th day of May, 1985.

Mary A. ...
NOTARY PUBLIC

My Commission expires: Notary Public, State of Florida
My Commission Expires Jan. 27, 1987
Backed by OFAC Casualty Insurance Co.

CERTIFICATE OF REGISTERED AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: TREASURE ISLAND CLUB ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation, at the City of Cocoa Beach, County of Brevard, and State of Florida, has named William C. Irvin, located at 45 South Atlantic Avenue, Cocoa Beach, Florida, as its agent to accept service of process for the above stated corporation, at the place designated in this Certificate.

I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

William C. Irvin
WILLIAM C. IRVIN

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