

# State of Florida

D.R. 5953 PAGE 2037



Department of State

*I certify that the attached is a true and correct copy of the Articles  
of Incorporation of*

THE GABLES CONDOMINIUM ASSOCIATION, INC.

*a corporation organized under the Laws of the State of Florida,  
filed on February 14, 1985.*

*The charter number for this corporation is N07635.*

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
14th day of February, 1985



George Firestone  
Secretary of State

WP-104 CER-101

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association or the Declaration.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

The Association shall have members. The sole qualification for membership is the ownership of a recorded vested present fee simple interest in a Condominium unit; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Each owner designated in a deed or other instrument establishing title to a unit of the Condominium unit duly recorded in the Public Records of Pinellas County, Florida shall automatically become a member upon delivery to the Association of a copy of such instrument and receipt of acknowledgement of said delivery signed by the President or Secretary. Membership in the Association shall be terminated automatically when title to the Condominium unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) unit shall remain a member of the Association so long as he shall retain title to any unit.

as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Douglas E. Naumann
Vice President.	Paul G. Freudenberg
Secretary	Carl Falzoni
Treasurer	Carl Falzoni

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

#### ARTICLE IX. BYLAWS

The initial Board of Directors shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing, limiting and regulating the powers of the Association, the directors and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the Board of Directors or the membership as provided in the Bylaws.

#### ARTICLE X. AMENDMENTS

These Articles of Incorporation may be amended at any regular or special meeting at which a quorum is present by approval of not less the two-thirds (2/3) of the entire membership of the Board and two-thirds (2/3) of the voting representatives of the Association who cast their vote, or by not less than seventy percent (70%) of the voting representatives of the Association who cast their vote. Notwithstanding the above, prior to the date Developer relinquishes control of the Association to the other unit owners, Developer may amend these

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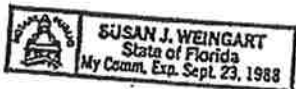
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1985, by ROY G. HARRELL, JR..

*Susan J. Weingart*  
Notary Public

(SEAL)



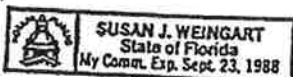
My Commission Expires:

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1984, by K. PAUL MCGUIRE III.

*Susan J. Weingart*  
Notary Public

(SEAL)



My Commission Expires:

Prepared By and Return To:  
Robert L. Tankel, Esquire  
Becker & Poliakoff, P.A.  
33 N. Garden Avenue, Suite 960  
Clearwater Tower  
Clearwater, FL 34615-4116

**CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF THE GABLES, A CONDOMINIUM**

DI 10.50  
RE  
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WE, the undersigned President and Secretary of the Board of Directors of the Gables Condominium Association, Inc., do hereby certify that, at a duly called and noticed Board Meeting at which a quorum was present, the Board of Directors, in accordance with the authority granted to it in Section 718.107 Florida Statutes amended the provision of Exhibit B to the Declaration of Condominium on \_\_\_\_\_, 1994.

IN WITNESS WHEREOF, we have affixed our hands this \_\_\_\_\_ day of \_\_\_\_\_, 1994, at Pinellas County, Florida.

10.50  
K  
WITNESSES:

Debbie Fiore

Debbie FIORE  
Print Name

Charlotte Hays

CHARLOTTE HAYLE  
Print Name

STATE OF FL  
COUNTY OF Pinellas

THE GABLES CONDOMINIUM ASSOCIATION, INC.

By: Peter Pandolfo  
Peter Pandolfo, President

Attest: Mark Hagopian  
Mark Hagopian, Secretary

BEFORE ME, the undersigned authority, personally appeared PETER PANDOLFO, to me known to be the President of THE GABLES CONDOMINIUM ASSOCIATION, INC., and he jointly and severally acknowledged before me that he freely and voluntarily executed the same as such officers, under authority vested in him by said corporation. He is personally known to me or has produced PERSONALLY KNOWN (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 22nd day of Feb, 1994.

Marie Lowe  
Notary Public  
Marie Lowe  
Printed Name:

My commission expires: 12-31-96

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared MARK HAGOPIAN, to me known to be the Secretary of THE GABLES CONDOMINIUM ASSOCIATION, INC., and he jointly and severally acknowledged before me that he freely and voluntarily executed the same as such officers, under authority vested in him by said corporation. He is personally known to me or has produced personally known (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 1st day of March, 1994.

Ann T. Reader  
Notary Public  
Ann T. Reader  
Printed Name:

My commission expires:

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KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: TLE

ANN T. READER  
My Comm. Exp. 7-16-96  
Bonded By Service Ins. Co.

Adopted Amendment to Exhibit "B" to Declaration  
of Condominium of The Gables, a Condominium

Pursuant to Section 718.110(7) of the Condominium Act, if the Declaration as originally recorded fails to allocate the percentages of ownership of common elements, common expenses or common surplus, the Board alone has the authority to undertake an amendment to rectify the situation. Our original documents, as seen below, contained a provision entitled "Percentage Ownership" which, when added together, adds to 1%. It is obvious that the decimal point was placed two points to the left, and therefore, both the percentage as originally recorded and the percentages as changed by this amendment are shown below. See Exhibit "B" for precise existing language.

1. Language as it presently exists:

EXHIBIT B

<u>Unit No.</u>	<u>Percentage Ownership</u>
101	.0488
102	.0514
103	.0422
104	.0500
105	.0499
106	.0462
107	.0448
201	.0488
202	.0514
203	.0422
204	.0500
205	.0499
206	.0462
207	.0448
301	.0488
302	.0514
303	.0422
304	.0500
305	.0499
306	.0462
307	.0449

90157321 JAR 03-08-94 14:10:46  
 01605-GABLES CONDO ASSOC  
 RECORD # 1 \$10.50  
 TOTAL: \$10.50  
 CHECK AMT. TENDERED: \$10.50  
 CHANGE: \$0.00

2. Language as it will be changed:

EXHIBIT B

<u>Unit No.</u>	<u>Percentage Ownership</u>
101	4.88
102	5.14
103	4.22
104	5.00
105	4.99
<u>106</u>	<u>4.62</u>
107	4.48
201	4.88
202	5.14
203	4.22
204	5.00
205	4.99
206	4.62
207	4.48
301	4.88
302	5.14
303	4.22
304	5.00
305	4.99
306	4.62
<u>307</u>	<u>4.49</u>
	100.0

Prepared By and Return To:  
Robert L. Tankel, Esquire  
Becker & Pollakoff, P.A.  
33 N. Garden Avenue, Suite 960  
Clearwater Tower  
Clearwater, FL 34615-4116

**CERTIFICATE OF AMENDMENT  
TO THE BY-LAWS OF THE GABLES CONDOMINIUM ASSOCIATION, INC.  
AN EXHIBIT TO THE DECLARATION OF THE GABLES, A CONDOMINIUM**

RECORDING  
12750

WE HEREBY CERTIFY THAT the attached amendment to the By-Laws of THE GABLES CONDOMINIUM ASSOCIATION, INC., an Exhibit to the Declaration of Condominium of The Gables, a Condominium, as described in Book 5953 at Page 2010 et seq., and Plat Book 83, Pages 38-42, of the Official Records of Pinellas County, Florida, was duly approved by written agreement as authorized by the membership.

IN WITNESS WHEREOF, we have affixed our hands this \_\_\_\_\_ day of \_\_\_\_\_, 1994, at Pinellas County, Florida.

WITNESSES:

THE GABLES CONDOMINIUM  
ASSOCIATION, INC.  
(SEAL)

Debbie Fiore

DEBBIE FIORE  
Printed Name

Charlotte Hayle  
Charlotte Hayle  
Printed Name

By: Peter Pandolfo  
PETER PANDOLFO, PRESIDENT

Attest: Mark Hagopian

STATE OF FL  
COUNTY OF Pinellas

BEFORE ME, the undersigned authority, personally appeared PETER PANDOLFO, to me known to be the President of THE GABLES CONDOMINIUM ASSOCIATION, INC., and he jointly and severally acknowledged before me that he freely and voluntarily executed the same as such officers, under authority vested in him by said corporation. He is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 22nd day of Feb, 1994.

[Signature]  
Notary Public

Mark Hagopian  
Printed Name:

My commission expires: 12-31-96

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared MARK HAGOPIAN, to me known to be the Secretary of THE GABLES CONDOMINIUM ASSOCIATION, INC., and he jointly and severally acknowledged before me that he freely and voluntarily executed the same as such officers, under authority vested in him by said corporation. He is personally known to me or has produced personally known (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 1st day of March, 1994.

Ann T. Reader  
Notary Public

Ann T. Reader  
Printed Name:

My commission expires:

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KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: nc



ANN T. READER  
My Comm. Exp. 7-16-98  
Bonded By Service Ins. Co.