

ARTICLES OF INCORPORATION OF  
PINE RUSH VILLAS CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION  
OF  
PINE RUSH VILLAS CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

ARTICLE I

NAME

The name of this corporation shall be PINE RUSH VILLAS CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall herein be referred to as the "Association."

ARTICLE II

PURPOSES AND POWERS

The Association shall have the following powers:

A. To operate THE PINE RUSH VILLAS CONDOMINIUM (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts and duties incident to, the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's Bylaws and the Declaration of Condominium recorded among the Public Records of Pinellas County, Florida.

B. To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects to its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the

Declaration of Condominium.

D. To establish Bylaws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the Bylaws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles, the Declaration of Condominium, the Bylaws and the Condominium Act. The Association shall also have all of the powers of Condominium Associations under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the Association.

ARTICLE III

MEMBERS

A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon control of the Association being turned over to the unit owners in the Condominium.

B. Membership, as to all members other than the Subscribers, shall commence upon the acquisition of fee simple title to a unit in the Condominium and shall

terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote there shall be only one vote for each unit, which vote shall be exercised in the manner provided by the Declaration of Condominium and the Bylaws.

D. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

ARTICLE IV

EXISTENCE

The Association shall have perpetual existence.

ARTICLE V

SUBSCRIBERS

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Charles J. Malkus	9241 SW 140th Street Miami, FL 33176
Karl A. Lambert	4001 Quenita Drive Orlando, FL 32807
Judith M. Malkus	9241 SW 140th Street Miami, FL 33176

ARTICLE VI

DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors composed initially of three persons.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III of the Association's Bylaws. Should a vacancy occur on the Board, the remaining Directors

shall select a member to fill the vacancy until the next annual meeting of the membership.

The following persons shall constitute the initial Board of Directors and they shall hold office for the term and in accordance with the provisions of Article III of the Association's Bylaws:

<u>NAME</u>	<u>ADDRESS</u>
Charles J. Malkus	9241 SW 140th Street Miami, FL 33176
Karl A. Lambert	4001 Quenita Drive Orlando, FL 32807
Judith A. Malkus	9241 SW 140th Street Miami, FL 33176

ARTICLE VII

OFFICERS

The affairs of the Association shall be administered by the Officers who shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the Bylaws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Charles J. Malkus	President	9241 SW 140th Street Miami, FL 33176
Karl A. Lambert	Vice- President	4001 Quenita Drive Orlando, FL 32807
Judith M. Malkus	Secretary/ Treasurer	9241 SW 140th Street Miami, FL 33176

ARTICLE VIII

BYLAWS

The Bylaws of the Association shall be adopted by the initial Board of Directors. The Bylaws may be amended in accordance with the provisions thereof, except that no portion of the Bylaws may be altered, amended, or

rescinded in such a manner as will prejudice the rights of the Developer of the Condominium or mortgagees of units without their prior written consent.

ARTICLE IX

AMENDMENTS TO ARTICLES

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon the vote of a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. Amendments, to be effective, must be approved by an affirmative vote of 66 2/3 percent of the entire Board of Directors and by an affirmative vote of the members having 75 percent of the votes of the Association.

C. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

ARTICLE X

INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against

all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director or Officer in connection with any proceeding or any settlement thereof to which the Director or Officer may be a party, or in which the Director or Officer may become involved by reason of the Director or Officer being or having been a Director or Officer of the Association, whether or not a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of the Director's or Officer's duty; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to that provided by statute.

## ARTICLE XI

## INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 9950 Fifth Street, North, St. Petersburg, FL 33702, or at such other place, as may be subsequently designated by the Board of Directors. The initial registered office is at the above address and the initial registered agent therein is Charles J. Malkus.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of January, 1982.

\_\_\_\_\_  
Charles J. Malkus

\_\_\_\_\_  
Karl A. Lambert

\_\_\_\_\_  
Judith M. Malkus

(Acknowledgments continued on next page)

STATE OF FLORIDA     )  
                          )  
COUNTY OF DADE     )     ss:

me this     The foregoing instrument was acknowledged before  
          day of                   , 1982 by Charles J. Malkus.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA     )  
                          )  
COUNTY OF DADE     )     ss:

me this     The foregoing instrument was acknowledged before  
          day of                   , 1982 by Karl A. Lambert.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA     )  
                          )  
COUNTY OF DADE     )     ss:

me this     The foregoing instrument was acknowledged before  
          day of                   , 1982 by Judith M. Malkus.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent contained in the foregoing Articles of Incorporation.

\_\_\_\_\_  
Charles J. Malkus



# *State of Florida*

## *Department of State*

I certify from the records of this office that PINE RUSH VILLAS CONDOMINIUM ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on November 18, 1983.

The document number of this corporation is N00120.

I further certify that said corporation has paid all fees due this office through December 31, 2019, that its most recent annual report/uniform business report was filed on April 1, 2019, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Seventh day of August, 2019*



*Ronald R. DeBevoise*  
**Secretary of State**

Tracking Number: 8657549205CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

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