

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SEAGATE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on October 18, 1979, as shown by the records of this office.

The charter number for this corporation is 749393.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
22nd day of October, 1979.



George Firestone  
Secretary of State

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
ARTICLES OF INCORPORATION OF  
SEAGATE CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby associate themselves for the purpose of forming a Corporation not for profit in accord with the terms and conditions of the Florida Condominium Act, Chapter 718, Florida Statutes, or as that Act may hereafter be amended.

ARTICLE I

The name of the Corporation shall be SEAGATE CONDOMINIUM ASSOCIATION, INC., hereinafter called the Association.

ARTICLE II

The purpose for which this Association is organized is to provide an entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes, or as that Statute may hereafter be amended, for the operation of a Condominium.

ARTICLE III

The Association shall make no distribution of income to its members, directors, or officers.

ARTICLE IV

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

B. The Association shall have all the powers and duties set forth in the Condominium Act except as may be limited by these Articles, or by the Declaration of Condominium hereafter called the Declaration and

- (1) To make and collect assessments against members to defray the costs, expenses, and losses of the Condominium.
- (2) To use the proceeds of assessments in the exercise of its powers and duties.
- (3) To maintain, repair, replace and operate the Condominium property.
- (4) To purchase insurance on the Condominium property and insurance for the protection of the Association and its members.
- (5) To reconstruct improvements after casualty and to further improve the property.
- (6) To make and amend reasonable regulations respecting the use of the property in the Condominium; provided, however, that all such regulations and amendments thereto shall be approved by not less than seventy-five (75%) percent of the vote of the entire membership of the Association before such shall become effective.
- (7) To approve or disapprove the transfer, mortgage, and ownership of apartments as may be provided by the Declaration and/or the By-Laws.
- (8) To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles, the By-Laws of the Association and the regulations for the use of the Condominium property.
- (9) To contract for the management and maintenance of the Condominium property and to authorize a management agent to assist the association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of