



In compliance with the requirements of Chapter 617¹ of Florida Statutes, the undersigned, all of whom are residents of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a Corporation not for profit and do hereby certify:

ARTICLE I NAME OF CORPORATION

The name of the Corporation is LEISURE WORLD MOBILE HOME PARK ASSOCIATION, INC. hereafter called the "Association".

ARTICLE II OFFICE OF CORPORATION

The principal office of the Association is located at 13400 60th Street North Clearwater, Florida².

ARTICLE III APPOINTMENT OF RESIDENT AGENT

Louis E. Stolba, whose address is 3835 Central Avenue, St. Petersburg, Florida, is hereby appointed the initial resident agent of this Association.

ARTICLE IV PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

(SEE EXHIBIT A)

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a.) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association, as set forth in that certain Declaration of Covenants, Conditions and Restrictions, herein after called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Pinellas County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.
- (b.) Fix, levy, collect and enforce payment by any lawful means, all charges or Assessments pursuant to the terms of the Declaration; to pay all expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- (c.) To acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
- (d.) Borrow money, and with the assent of two-thirds (2/3) of each class of Members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

¹ Chapter 617 Not-For-Profit Corporations.

² Changed by Amendment to 6100 138th Ave. N. Clearwater, FL 33760-3627

- (e.) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of Members, agreeing to such dedication, sale or transfer.
- (f.) Participate in annexing additional residential property and Common area, provided that any such annexation shall have the assent of two-thirds (2/3) of each class of Members.
- (g.) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, which is subject by covenants of record to Assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to Assessment, by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting Membership:

Class A. Class A Members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier;

- (a.) When the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership; or
- (b.) On January 1, 1975.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three Directors (3), who need not be Members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

ARTICLE VII BOARD OF DIRECTORS (Continued)

NAME	ADDRESS
Leo W. Merkow	13400-60th Street North, Clearwater, Florida
Frank L. Glusman	13400-60th Street North, Clearwater, Florida
Rochelle D. Merkow	13400-60th Street North, Clearwater, Florida

At the first annual meeting the Members shall elect one Director for a term of one-year (1), one Director for a term of two-years (2) and one Director for a term of three-years (3); and at each annual meeting thereafter the Members shall elect one Director for a term of three-years (3).

ARTICLE VIII DURATION

The Corporation shall exist perpetually.

ARTICLE IX AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the Members present and voting at any duly called meeting. Amendments may be proposed by a majority vote of the Board of Directors or a petition signed by twenty-percent (20%) of the Members of the Association. Amendments to the Articles of Incorporation, when approved by the Association, must be forwarded to the Secretary of State of Florida and filed and approved by him before the same shall become effective.

ARTICLE X FHA/VA APPROVAL

As long as there is a Class B Membership², the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XI OFFICERS

This Association shall be managed by the following: A President, a Vice President, a Secretary, and a Treasurer. These Officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the Members. Until such time as the first meeting of the Board of Directors following the first annual meeting of the Members, Leo W. Merkow shall serve as President and Vice President, and Frank Glusman shall serve as Secretary and Treasurer.

ARTICLE XII BY-LAWS

By-Laws shall be adopted at the first regular meeting of the Membership of the Association and may be amended by making, altering or rescinding By-Laws at a regular or special meeting of the Members by a vote of the majority of a quorum of the Members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto the making, altering or rescission of By-Laws while there is Class B Membership³.

² There is no Class B Membership as of January 1, 1975.

³ There is no Class B Membership as of January 1, 1975.

ARTICLE XIII NAMES AND RESIDENCES OF SUBSCRIBERS

The names and residences of the subscribers are:

Leo W: Merkow	13400 - 60th Street North, Clearwater, Florida
Frank L. Glusman	13400 - 60th Street North, Clearwater, Florida
Rochelle D. Merkow	13400 - 60th Street North, Clearwater, Florida

In witness whereof, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 27th day of June, 1972.

/s/ _____
LEO W. MERKOW

/s/ _____
FRANK L. GLUSMAN

/s/ _____
ROCHELLE D. MERKOW

STATE OF FLORIDA:

ss:

COUNTY OF PINELLAS:

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments in the State aforesaid and in the County aforesaid, personally appeared LEO W. MERKOW, FRANK L. GLUSMAN and ROCHELLE D. MERKOW, to me known and known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal in Clearwater, Pinellas County, Florida, this 27th day of June 1972.

/s/ Mary C. Taylor
Notary Public

My commission expires: July 8th, 1975

AMENDMENT TO CERTIFICATE OF INCORPORATION OF LEISURE WORLD MOBILE HOME PARK ASSOCIATION, INC

We, Don Deidrick as President and Elizabeth J. Sanders as Acting Treasurer of LEISURE WORLD MOBILE HOME PARK ASSOCIATION, INC., a Corporation organized and existing under the laws of the State of Florida do hereby certify that by resolution adopted by the Board of Directors and all holders of common stock of said Corporation, at a special joint meeting held pursuant to waiver of notice of such meeting, signed by all Directors and Members of said Corporation at the office at 6100 138th Avenue North, Clearwater, Florida, on August 1982, the said Members and Directors unanimously adopted and passed a resolution to amend the Articles of Incorporation by deleting the Articles II, III, VII, VIII AND XII, and substituting therefore the following changes in the Articles of Incorporation:

ARTICLE II

The principal office of the Association is located at 6100 138th Avenue North, Clearwater, Florida.

ARTICLE III

Elizabeth Sanders, whose address is 6138 138th Avenue North, Clearwater, Florida, is the Resident Agent of this Association, and I hereby accept the position of Resident Agent.

/s/ Elizabeth Sanders

ARTICLE VII BOARD OF DIRECTORS AND OFFICERS

The affairs of this Association shall be managed by a Board of seven (7) Directors, who must be Members of the Association. The Board of Directors shall consist of four (4) Officers; a President, a Vice President, a Secretary and a Treasurer and three (3) Directors at Large. The number of Directors may be changed by Amendment of the By-Laws. All Directors shall be elected by the Membership. The term of office for each of the four (4) Officers shall be two-years (2). At the annual meeting, the Membership shall elect the number of necessary Officers to replace those Officers whose terms have expired. At each annual meeting, the Membership shall also elect one (1) Director at Large for a term of three-years (3). Any vacancy occurring on the Board of Directors due to death, resignation or removal shall be filled by appointment by the Board.

ARTICLE VIII: DURATION

The corporation shall exist perpetually.

ARTICLE XII: BY-LAWS.

By-Laws shall be adopted at the first regular meeting of the Membership of the Association and may be amended at a regular meeting of the Members, by a vote of a majority of a quorum of Members present, in person or by proxy. The amendment must first be submitted in writing at any regular Membership meeting, and that presented to each Member through the newsletter, which follows this meeting. It shall be voted on at the next regularly scheduled meeting.

(DATED at Clearwater, Florida, this 13th day of October 1982)

STATE OF FLORIDA:

ss:

COUNTY OF PINELLAS:

I HEREBY CERTIFY that on this 13th day of October 1982, before me personally appeared Don Deidrick, Treasurer and Elizabeth J. Sanders, President and Secretary respectively of LEISURE WORLD MOBILE HOME PARK ASSOCIATION, INC.,

to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said Corporation.

WITNESS my signature and official seal at Clearwater, said County and State, the day and year aforesaid.


Notary Public

My commission expires: 8/7/1985

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Notes:

- This Document is a 2009 Reprint of the 1982 Amended Printing.
- Due to changes in Typestyles, Formatting and Margin Settings, certain Articles or Sections may now be located on different pages when compared to the Original Document or the first Reprint.
- An Index and Footnotes have been included with this Reprint.
- Footnotes have been included only to help clarify this document.
- Every effort has been made to ensure accuracy.