



ARTICLES OF
INCORPORATION

FILED
APR 9 12 07 PM '81
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
STONE ISLAND HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)

PREAMBLE

The undersigned subscribers and directors hereby file these Articles of Incorporation of STONE ISLAND HOMEOWNERS ASSOCIATION, INC., pursuant to Charter 617 of the Florida Statutes and Article X of its Articles of Incorporation.

ARTICLE I

The name of the Corporation shall be STONE ISLAND HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate the common areas and recreational facilities not for profit but solely for the mutual advantages of the members, to present a unified effort to the members in protecting the value of the property of the members in STONE ISLAND HOMEOWNERS ASSOCIATION, INC., Volusia County, Florida; and to engage in such other activities as may be to the mutual benefit of the owners of the property in STONE ISLAND, according to the unrecorded plat thereof dated October 26, 1979, and attached to the Declaration of Covenants, Conditions and Restrictions for Stone Island.

(1) 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, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court, Volusia 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;

(2) 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 in connection therewith and all office and other expenses incident to the business of the Association, including all licenses, taxes, or governmental charges

levied or imposed against the property of the Association:

(3) 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.

(4) 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;

(5) 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;

(6) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(7) 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 III

The members of the Corporation shall be limited to owners of lots and condominium units in STONE ISLAND according to the unrecorded plat thereof dated October 26, 1979, and attached to the Declaration of Covenants, Conditions and Restrictions for Stone Island, and owners of any subsequent lots which may be annexed to that certain Declaration of Covenants, Conditions and Restrictions dated March 30, 1981, and recorded in the Public Records of Volusia County, Florida, at O. R. Book 2255, pages 983 through 1000, which in Article I, Section 1, provides for this Association, said Declaration being incorporated herein as if set forth at length.

ARTICLE IV

This C corporation shall have perpetual existence.

ARTICLE V

The names and residences of the subscribers hereto are as follows:

Richard R. Holechek	5238 Cypress Creek Road Orlando, Florida 32805
Frank G. Finkbeiner	5001 Maui Circle Orlando, Florida 32811
Dwaine Carr	201 Sweet Gum Way Longwood, Florida 32750

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors of not less than three (3) nor more than seven (7). The Board of Directors shall be elected by the members of the Corporation and shall be elected annually. The Board of Directors shall elect or appoint a President, Vice President, Secretary, Treasurer, and Assistant Secretary. The duties of the officers shall be prescribed by the By-Laws of the Corporation.

ARTICLE VII

The names of the officers who are to serve until the first election under the Articles of Incorporation shall be:

Richard R. Holechek	President
Jerry M. Wipperfurth	Vice President/Assistant Secretary
Dwaine Carr	Secretary/Treasurer/Registered Agent
341 N. Magnolia Ave. Orlando, FL 32801	

ARTICLE VIII

The By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE IX

The names of the persons constituting the first Board of Directors and who will serve until the first election are:

Richard R. Holechek	Jerry M. Wipperfurth	Dwaine Carr
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ARTICLE X

Amendments to the Articles of Incorporation may be proposed by any member and adopted by a seventy-five per cent (75%) vote thereof.

ARTICLE XI

The Association may be dissolved with the assent given in

writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, the undersigned have subscribed their names respectively to these Articles of Incorporation of STONE ISLAND HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, on this 24 day of March, 1980.

Richard R. Holeczek
RICHARD R. HOLECHEK, Subscriber

Frank G. Finkbeiner
Frank G. Finkbeiner, Subscriber

Dwayne Carr
DWAYNE CARR, Subscriber

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared RICHARD R. HOLECHEK, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 24th day of March, 1980.

Margaret A. Stackpole
NOTARY PUBLIC

My Commission expires:

to my job, Florida, State at Large
My Commission Expires April 7, 1984
Bonded thru Jedco Insurance Agency

(Acknowledgments continued)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared FRANK G. FINKBEINER, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 23rd day of March, 1987.

John J. Washburn
NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared DWAIN CARR, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 23rd day of March, 1987.

John J. Washburn
NOTARY PUBLIC

My commission expires:

Notary Public State of Florida of Large
My Commission Expires: 9. 1984