

EXHIBIT A

NO10000002559

DATE APRIL 4, 2001

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

600003962686--0
-04/06/01--01053--027
*****78.75 *****78.75

Re: GEM ESTATES M H V ASSOC., , Inc.
(Name of Corporation)

FILED
01 APR - 6 PM 1:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Gentlemen:

Enclosed please find the original and one copy of the Articles of Incorporation, together with my check in the amount of \$78.75

This represents the cost of the Filing Fees, Certified Copy of Articles of Incorporation and Fee for Registered Agent Designation for the above named corporation.

Very truly yours.

Lester A. Ott Pres
(Individual's Name)
Lester A. Ott/Pres.

GEM ESTATES MOBILE HOME VLG ASSOC,
(Name of Corporation) INC.

MAILING ADDRESS OF CORPORATION		
39412 Elgin Drive		
Zephyrhills, Fl. 33540		
PHONE		
(813)	782-2846	
Area Code	Number	Ext.

ajc
4/11

ARTICLES OF INCORPORATION

of

GEM ESTATES M H V ASSOC., INC.

(name of corporation)

The undersigned acting as the incorporators of a corporation under the Florida Business Corporation Act, adopt(s) the following articles of incorporation for such corporation:

ARTICLE I - CORPORATE NAME

The name of the corporation is:

GEM ESTATES M H V ASSOC., INC.

ARTICLE II - DURATION

This corporation shall exist perpetually unless dissolved according to Florida law.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida. To act as a not-for-profit incorporation for the good of the residents of Gem Estates Mobile Home Village Assoc. Inc.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue 0 shares of common stock, par value \$ none per share.

ARTICLE V - INITIAL PRINCIPAL OFFICE

The street address of the initial principal office and, if different, the mailing address is:

STREET ADDRESS			
39412 Elgin Dr.			
CITY	Zephyrhills	FLORIDA	ZIP 33540
Mailing address, if different			
STREET ADDRESS			
SAME			
CITY		FLORIDA	ZIP

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office and the name of the initial registered agent at the office is:

NAME	LESTER A. Ott/ PRES.		
ADDRESS	39412 Elgin Dr.		
CITY	Zephyrhills	FLORIDA	ZIP 33540

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TALLAHASSEE, FLORIDA

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial director(s) of the corporation are as follows:

NAME	Edward Joyce		
ADDRESS	39432 Sterling Dr.		
CITY	Zephyrhills,	STATE	FL. ZIP 33540
NAME	John Trundy		
ADDRESS	39450 Dundee Rd.		
CITY	Zephyrhills,	STATE	FL. ZIP 33540
NAME	Tom Greenwood		
ADDRESS	39539 Sycamore Ln.		
CITY	Zephyrhills,	STATE	FL. ZIP 33540

ARTICLE VIII - INCORPORATORS

The names and addresses of the incorporators signing these Articles of Incorporation are as follows:

NAME	Lester A. Ott/Pres.		
ADDRESS	39514 Sycamore Ln		
CITY	Zephyrhills,	STATE	FL. ZIP 33540
NAME	Helen Springer/Vice Pres.		
ADDRESS	39352 Sycamore Ln		
CITY	Zephyrhills,	STATE	FL. ZIP 33540
NAME	Alice Hulett/Sec.		
ADDRESS	39532 Dundee Rd.		
CITY	Zephyrhills,	STATE	FL. ZIP 33540

The undersigned incorporator(s) have executed these Articles of Incorporation this 4th day of April, 19 2001.

Lester A. Ott Pres (Signature)
Lester A. Ott

Helen Springer (Signature)
Helen Springer

Alice Hulett (Signature)
Alice Hulett...

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/ REGISTERED OFFICE

FILED
01 APR -6 PM 1:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GEM ESTATES M H V ASSOC., INC.
(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

The above corporation, organized under the laws of the State of Florida with its registered office as indicated in the Articles of Incorporation

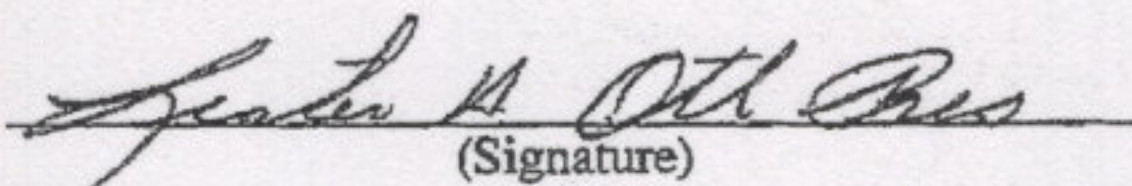
at 39412 ELGIN DR.

ZEPHYRHILLS, FL. 33540

has named LESTER A. OTT/Pres.

located at the aforesaid address, as its registered agent to accept service of process within this state.

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


(Signature)

April 4, 2001
(Date)

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[fictitious name](#)[corporation](#)[non profit](#)[limited liability co.](#)**Florida Document Filings Co. Payment Process****Invoice Number:****FDF-20240205131044**

Profit Articles of Amendment Service	\$ 235.00
Total:	\$ 235.00

Invoice Number: FDF-20240205131044**Your payment has been processed, thank you.****Confirmation Number: 121133****Also, a confirmation email was sent to: Aypcorvette@yahoo.com****You may view the status of your order at any time by visiting the following link****>> click here to view order status <<**[privacy](#)[terms](#)[disclaimer](#)[refunds](#)[login](#)

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Amended to read - To act as a not-for-profit corporation for the good of the residents and to manage all common areas and recreational facilities.

AGREEMENT FOR AMENDMENT OF COVENANTS

The parties to this Agreement include the Marjorie R. Cahill Trust, the owner of property identified as Gem Estates Mobile Home Village, recorded at Official Record Book 825, Page 398-407. (hereafter "developer") and the undersigned purchaser(s) of a lot in the Gem Estates subdivision, whose name and lot number are set forth upon execution of this document at the time and date indicated (hereafter "lot owner").

This Agreement is entered into between the parties for the purpose of resolving a dispute involving the provision of certain services, as described more fully below, and providing the duty to pay for those services in a manner which will be binding on the parties and be a covenant running with the land as if set forth fully in the Deed of Easements, Restrictions and Reservations recorded at Official Record Book 825, Page 398-407 in Pasco County, Florida, and reviewable, renewable or amendable in 1993 at the same time and in the same manner as set forth therein. Provided that the covenants contained in this agreement may be reviewed, renewed, or amended by 60% of the lot owners rather than the 80% required in the original deed restrictions.

This Agreement is an amendment to the Deed of Easements, Restrictions and Reservations recorded at Official Record Book 825, Page 398-407 in Pasco County, Florida for the lot number set forth below to have the same legal effect as if set forth fully in that document at the time of purchase. It is intended that upon execution of this Agreement by the parties hereto that this Agreement will be recorded in the public records of Pasco County for the property and be a covenant running with the land for the purpose of binding the heirs, successors and assigns of the parties.

Developer agrees to provide recreational facilities, including the recreation hall, common areas and shuffleboard courts, electricity for street lighting, an area for recreational vehicle storage and water service to include a supply of potable drinking water which meets all state and local health and environmental standards for human consumption. Developer agrees to make all necessary incidental repairs to the interior of the demised premises and to maintain the property, including the water well and piping, recreational facilities and the common areas.

Developer agrees to make all exterior repairs, including repairs of the roof of the recreational building, shuffleboard courts, water piping, water well and pressure system, as well as repairs as required because of water entering the premises from the roof or other parts of the building or other causes not under the Gem Estates' control. Developer will maintain the property, including lawn mowing, landscaping and other related maintenance needed to maintain the condition of the property.

The lot owner agrees to pay for these services by an annual payment equal to \$159.00 for an occupied lot and \$86.00 for an unoccupied lot for the period January 1, 1990 to December 31, 1990, payable by December 31, 1990. If the lot owner has paid a portion of the 1990 annual payment to the developer Mobile Home Village Association, Inc., that lot owner shall be credited his or her pro-rata share of the expenses for maintaining street lighting in

O.R. 1996 PAGE 0315

R
Wolfsberg

Gem Estates from October 20, 1990, until the restoration of such service by developer.

The lot owner agrees thereafter to pay for these services in accordance with the conditions established by this Agreement. On January 1, 1991, and each annual term thereafter during the term of this Agreement, the annual payment will be only increased or decreased according to the annual percentage increase or decrease in the annual Cost of Living Adjustment (COLA) given by the Government of the United States to recipients of Social Security. The annual payment is due and owing on March 31 of each year and may be arranged to be paid in lump sum or in quarterly installments which are due on March 31, June 30, September 30, and December 31 of each year.

Enforcement of these provisions shall be by at law or in equity against any person or persons violating any provisions herein contained, either to restrain such violation or to recover damages.

The parties further agree that developer and the lot owner shall be governed by Chapter 723.037 and 723.038, Florida Statutes, with regard to any future dispute which may arise with respect to annual fees and services, and nothing contained in this agreement shall be construed to relieve either party from the statutory requirements contained therein.

The provisions herein contained are covenants running with the land and shall be binding upon the parties hereto, their heirs, legal representatives and assigns, and all parties claiming by, through or under them.

WITNESS my hand and seal this 31st day of December, 1990, by the owner(s) of lot 11, block 9, Gem Estates.

Barbara J. Jacobs
Witness

Arvilla R. Strouse (seal)
Lot Owner

Witness

Lot Owner (seal)

STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, a person duly authorized to administer oaths and take acknowledgements appeared Arvilla R. Strouse personally well known, and she acknowledged that she executed the foregoing instrument for the purposes stated therein this 31st day of December, 1990.



Janice W. Helms
Notary Public

Notary Public, State of Florida
My Commission Exp. Aug. 15, 1997

THIS INSTRUMENT PREPARED BY:

THOMAS A. MUNKITTRICK
Attorney at Law
P.O. Box 5350
Largo, Florida 34649-5350
(813) 530-7539

O.R. 1996 PAGE 0316

100002 10 8753 03-26-91 1005
16:06
RECORD/INDEX
01 00 40 1 13.00
REC MOD TR FUND
01 00 42 1 2.00
10 CASH TOTAL 1 15.00

Shili Mulvey Foster
(DEVELOPER) MARCH 26, 1991

WITNESS [Signature]
WITNESS Elmer J. Hays

MAR 26 4 00 PM '91

7.60835

NOTARY PUBLIC [Signature]

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT 1, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS



O.R. 1996 PAGE 0317

PASCO COUNTY, FLORIDA

This is to certify that the foregoing is
a true and correct copy of the document on
file or of public record in this office.
Witness my hand and official seal this

Feb. 17, 1997

JED BITTMAN, CLERK

By: [Signature] Deputy Clerk

