

# State of Florida



## Department of State

I certify from the records of this office that PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC is a corporation organized under the laws of the State of Florida, filed on June 4, 2002.

The document number of this corporation is N02000004256.

I further certify that said corporation has paid all fees due this office through December 31, 2002, and its status is active.

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

I further certify that this is an electronically transmitted certificate authorized by section 15 16, Florida Statutes, and authenticated by the code, 802A00036130-060402-N02000004256-1/1, noted below.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Fourth day of June, 2002

Authentication Code: 802A00036130-060402-N02000004256-1/1

OR BK 11791 PG 0050



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, filed on June 4, 2002, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H02000147310. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N02000004256.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Fourth day of June, 2002

Authentication Code: 802A00036130-060402-N02000004256-1/1

OR BK 11791 PG 0051



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

ARTICLES OF INCORPORATION

OF

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida

ARTICLE I

NAME

The name of this corporation is PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit (hereinafter called the "Association" in these Articles)

ARTICLE II

PURPOSE

This Association does not contemplate pecuniary gain or profit to its members and its specific purposes for which it is formed are

A To administer and enforce, within Panther Trace, a subdivision located in Hillsborough County, Florida (the "Properties")

(i) the Declaration of covenants conditions and restrictions of Panther Trace, and all subsequent amendments, to be hereafter recorded in the Public Records of Hillsborough County, Florida (collectively the "Declaration"), and

(ii) the Architectural Review Criteria (as established by the Declarant) under the Declaration

B To exercise the powers granted to the Association under the Declaration,

provided however, the Association shall not have the authority to exercise any power that has been granted to the Panther Trace Community Development District (the "CDD"), or that is inconsistent with any power granted to the CDD

### ARTICLE III

#### MEMBERSHIP

The record owner, whether one or more persons or entities, of the fee simple title to any Lot subject to the provisions of the Declaration but, notwithstanding any applicable theory or mortgage, shall not mean or refer to the mortgage, its successors and assigns unless such mortgagee, its successors and assigns has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure, shall be deemed to have a membership in the Association for each Lot owned. In the event the Owner of a Lot is more than one (1) person, votes and rights of use and enjoyment shall be as provided herein. The rights and privileges of membership may be exercised by a Member or the Member's spouse, subject to the provisions of the Declaration and the By-Laws. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated by the Owner in a written instrument provided to the Secretary, subject to the provisions of the Declaration and the By-Laws

### ARTICLE V

#### VOTING RIGHTS

This voting rights of members shall be as set forth in the Declaration and the By-Laws

### ARTICLE VI

#### OFFICE AND REGISTERED AGENT

The Association's registered office is 600 Corporate Drive, Suite 512, Ft Lauderdale, FL 33334. The Association's registered agent is Douglas C Roland who maintains a business office at 500 E Kennedy Blvd, Suite 200, Tampa, Florida 33602. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law

ARTICLE VII

BOARD OF DIRECTORS

A This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. Directors shall be selected and removed as provided in the Association's By-Laws. The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting occurring after the Class "B" Control Period (as defined in the Declaration and By-Laws) expires, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each member may vote for each vacancy, however, cumulative voting is not permitted. Directors need not be Association members.

B The names and addresses of the persons who will serve as initial Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are

- Name Frederick C Mesard  
11 Oak Hill Way  
Stuart, Florida 34996
  
- Sven D Uellendahl  
19730 Grandview Terrace  
Jupiter, Florida 33458
  
- Ed Andrews  
7402 N 56th Street, Suite 480  
Tampa, Florida 33617

ARTICLE VIII

DURATION

This Association exists perpetually

ARTICLE IX

DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the consent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual.

ARTICLE X

BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of the Board of Directors, except as to those provisions for amendment to the By-Laws which are provided in the Declaration or any future supplemental declaration in which case those provisions shall control such amendments.

ARTICLE XI

AMENDMENTS

Subject to the provisions of Article XII, amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of two-thirds (2/3) of the entire membership, except as to those provisions for amendment to these Articles which are provided in the Declaration or any supplemental declaration in which case those provisions shall control such Amendments.

ARTICLE XII

FNMA/FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the United States Department of Housing and Urban Development (HUD) Federal National Mortgage Association (FNMA), Federal Housing Administration (FHA) or Veterans Administration (VA), if determined necessary by the Class B membership

- (a) Amendment of these Articles of incorporation, or
- (b) Merger, consolidation and/or dissolution of the Association.

ARTICLE XIII

INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results

ARTICLE XIV

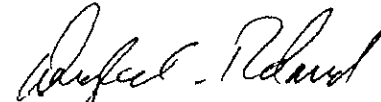
INCORPORATOR

The name and residence of the incorporator is

Name Douglas C Roland

Address 500 East Kennedy Blvd , Suite 200  
Tampa, Florida 33602

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 4<sup>th</sup> day of June 2002

  
Douglas C Roland  
Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING  
THE  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED

PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office as indicated in its Articles of Incorporation has named Douglas C. Roland, whose business office is 500 E. Kennedy Boulevard, Suite 200, Tampa, Florida 33602, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 617.0503, Florida Statutes, relative to the proper and complete performance of my duties.



Douglas C. Roland

Date: June 4, 2002