

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on November 24, 1969, as shown by the records of this office.

The document number of this corporation is 717624.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Ninth day of April, 2014



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State

ARTICLES OF INCORPORATION

OF

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

(A Corporation Not For Profit)

THE UNDERSIGNED, Subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a Corporation Not For Profit, pursuant to Chapter 617, of the Laws of the State of Florida.

ARTICLE I.

The name of this Corporation shall be:

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC. ✓

ARTICLE II.

PRINCIPAL OFFICE: The principal office of said Corporation shall be located at 2071 Main Street, Sarasota, Florida, and the Directors of the Association may change the location of the principal office of said Association from time to time.

ARTICLE III.

PURPOSES: The purposes of this Corporation are to provide by purchase, lease or otherwise, maintain and manage common social and recreational facilities for members of the Corporation at Strathmore Riverside Villas, a Condominium, hereinafter referred to as the "CONDOMINIUM", situate in Sarasota County, Florida; to provide utility services to and to maintain the common elements of the Condominium including lawns, grounds, roads and walkways, to maintain and paint outside walls of Units of members, to provide garbage and trash removal for the Condominium

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and all Units thereof, to provide fire and extended coverage insurance to the value thereof on the common elements and each Unit, to assess, collect and pay common obligations, to provide public liability insurance on common elements and to protect the aesthetic qualities and beauty of the Condominium; to promulgate rules and regulations governing the use of the common recreational and social facilities and grounds of the Condominium, as well as use and occupancy of the Units; to undertake such activities and projects as will unite in companionship its members and insure the continuation of enjoyable living conditions at the Condominium. In order to carry out these purposes, the Corporation shall have the powers provided by Florida Statute 617.021, as amended from time to time, as well as all other express and implied powers of Corporations Not For Profit, provided or allowed by or through the Laws of the State of Florida.

ARTICLE IV.

QUALIFICATION OF MEMBERS  
AND MANNER OF ADMISSION:

The members of this Corporation shall consist initially of the undersigned subscribers and, thereafter, such other persons as may, from time to time, be admitted to membership by the Board of Directors of the Corporation, in accordance with the provisions of the By-Laws of the Corporation.

ARTICLE V.

TERM OF EXISTENCE: The term for which this Corporation is to exist shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statute 617, as Amended.

ARTICLE VI.

NAMES AND RESIDENCES  
OF SUBSCRIBERS:

The names and residences of the subscribers to these Articles are as follows:

<u>NAME</u>	<u>RESIDENCE</u>
Harvey J. Abel Harvey J. Abel	5575 Shadow Lawn Drive Sarasota, Florida
Robert E. Rosin Robert E. Rosin	517 Bird Key Drive Sarasota, Florida
Robert E. Henshaw, Jr. Robert E. Henshaw, Jr.	4480 North Lake Drive Sarasota, Florida

ARTICLE VII.

OFFICERS AND DIRECTORS: The affairs of this Corporation shall be managed by a governing Board called the Board of Directors, who shall be elected at the Annual Meeting of the Corporation. Vacancies on the Board of Directors may be filled until the next Annual Meeting in such manner as provided by the By-Laws. The officers shall be: a President, Vice President, Secretary and Treasurer. They shall be elected by the Board of Directors. The Officers and members of the Board shall perform such duties, hold office for such terms, and take office at such times as shall be provided by the By-Laws of the Corporation.

ARTICLE VIII.

NAMES OF OFFICERS: The names of the officers who are to serve until the first appointment or election next following the filing of these Articles of Incorporation, pursuant to Florida Statutes, Chapter 617, as Amended, are as follows:

<u>NAME</u>	<u>OFFICE</u>
Paul L. Payer	President
Stanley D. Payer	Vice President
Elvira A. Galese	Secretary
Elvira A. Galese	Treasurer

ARTICLE IX.

NAMES AND ADDRESSES OF DIRECTORS: The number of Directors shall initially be three (3). The number may be increased or

decreased as provided in the By-Laws of the Corporation, but shall never be less than three (3). The first Board of Directors who shall serve until the election at the regular Annual Meeting next following the filing of these Articles of Incorporation, pursuant to Florida Statutes, Chapter 617, as Amended, are:

<u>NAME</u>	<u>ADDRESS</u>
Paul L. Paver	1500 North Lockwood Ridge Road Sarasota, Florida
Stanley D. Paver	5545 Shadow Lawn Drive Sarasota, Florida
Elvira A. Galese	805 Idlewild Way Sarasota, Florida

ARTICLE X.

BY-LAWS: The By-Laws of this Corporation may be altered, amended or repealed, and new By-Laws may be adopted by a two-thirds (2/3rds) vote of the members present and voting at any regular Annual Meeting of the Corporation, or at any Special Meeting called for that purpose, if at least fifteen (15) days written notice is given in advance of any such meeting of intention to alter, amend or repeal, or to adopt new By-Laws at such meeting.

ARTICLE XI.

AMENDMENT OF ARTICLES OF INCORPORATION: These Articles may be amended by a two-thirds (2/3rds) vote of the members present and voting at any regular Annual Meeting of the Corporation provided, however, that these Articles of Incorporation shall not be amended unless written notice is first given of the proposed Amendment to each and every member of the Corporation not less than fifteen (15) days prior to the regular Annual Meeting of the Corporation; such notice shall be sufficient if it is published not less than fifteen (15) days prior to the regular Annual Meeting of the Corporation, in such publication as may be designated by the

Board of Directors as the official journal of the Corporation.

Harvey J. Abel  
Harvey J. Abel

[Signature]  
Robert P. Rosin

Robert F. Henshaw Jr.  
Robert F. Henshaw Jr.

"SUBSCRIBERS"

STATE OF FLORIDA     )  
                              \*  
COUNTY OF SARASOTA    )

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized in the State and County named above to take acknowledgments, personally appeared:

HARVEY J. ABEL  
ROBERT P. ROSIN, and  
ROBERT F. HENSHAW, JR.,

to me known to be the persons described as Subscribers in, and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 21 day of November, 1969.

Pete Shannon  
Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JULY 9, 1973  
BONDED TO: FRED W. DILSTHORST