

1315

ORCHID OAKS A CONDOMINIUM PHASE ONE

SARASOTA COUNTY FLORIDA

DESCRIPTION PARCEL NO 1 CONDOMINIUM AND NATURE PARK AREA PHASE ONE

COMMENCE AT THE S.E. CORNER OF SEC. 32, TWP. 36 S., RGE. 18 E., SARASOTA CO. FLA.; THENCE S89°52'23"W ALONG THE SOUTH LINE OF SAID SEC. 32, 270.0'; THENCE N07°01'16"E ALONG THE WESTERLY R/W OF TUTTLE AVE. 1415.48'; FOR A POINT OF BEGINNING; THENCE N89°58'40"W, 800.1'; THENCE S57°31'56"W, 154.34'; THENCE S0°09'16"W, 62.0'; THENCE N81°50'44"W, 102.0'; THENCE N64°20'44"W, 100.0'; THENCE S35°39'16"W, 205.0'; THENCE S54°20'44"E, 102.0'; THENCE S74°50'44"E, 246.0'; THENCE S22°54'16"W, 82.0'; THENCE S81°03'55"W, 301.05' ALONG SAID CREEK TO THE WATERS OF PHILLIPPI CREEK; THENCE NORTHERLY ALONG THE WATERS OF SAID CREEK, THE FOLLOWING COURSES: N 92°03'48"E, 231.96'; THENCE N26°48'48"E, 145.74'; THENCE N13°16'48"E, 87.25'; THENCE N29°18'48"E, 104.23'; THENCE N42°12'48"E, 236.75'; THENCE N45°42'48"E, 107.5'; THENCE N66°14'48"E, 31.5'; THENCE N47°51'48"E, 120.0'; THENCE N67°04'48"E, 74.5'; THENCE N60°55'48"E, 66.7'; TO THE WESTERLY R/W OF TUTTLE AVE.; THENCE S75°54'55"E ALONG SAID R/W 184.03'; THENCE S0°09'16"W, 210.33' TO THE P.O.B.

PARCEL NO 2 CONDOMINIUM AND NATURE PARK AREA PHASE TWO

THE FOLLOWING DESCRIBED PARCEL IS NOT SUBMITTED TO CONDOMINIUM AT THIS TIME:
COMMENCE AT THE S.E. CORNER OF SEC. 32, TWP. 36 S., RGE. 18 E., SARASOTA CO. FLA.; THENCE S89°52'23"W ALONG THE SOUTH LINE OF SAID SEC. 32, 270.0'; THENCE N07°01'16"E ALONG THE WESTERLY R/W OF TUTTLE AVE. 1415.48'; THENCE S26°48'48"W, 800.0'; THENCE S57°31'56"W, 154.34'; THENCE S0°09'16"W, 62.0'; FOR A POINT OF BEGINNING; THENCE CONTINUE S0°09'16"W, 290.33'; THENCE N89°58'04"W, 102.0'; THENCE S35°39'16"W, 205.0'; THENCE S54°20'44"E, 102.0'; THENCE S74°50'44"E, 246.0'; THENCE S22°54'16"W, 82.0'; THENCE S81°03'55"W, 301.05' MORE OR LESS TO THE WATERS OF PHILLIPPI CREEK; THENCE NORTHERLY ALONG THE WATERS OF SAID CREEK, THE FOLLOWING COURSES: N 92°03'48"E, 231.96'; THENCE N26°48'48"E, 145.74'; THENCE N13°16'48"E, 87.25'; THENCE N29°18'48"E, 104.23'; THENCE N42°12'48"E, 236.75'; THENCE N45°42'48"E, 107.5'; THENCE N66°14'48"E, 31.5'; THENCE N47°51'48"E, 120.0'; THENCE N67°04'48"E, 74.5'; THENCE N60°55'48"E, 66.7'; TO THE WESTERLY R/W OF TUTTLE AVE.; THENCE S75°54'55"E ALONG SAID R/W 184.03'; THENCE S0°09'16"W, 210.33' TO THE P.O.B.

DEFINITION OF A UNIT:

- A) UPPER BOUNDARY: THE UPPER BOUNDARY OF UNITS ON THE FIRST AND SECOND FLOORS OF THE CONDOMINIUM BUILDINGS SHALL BE THE BARE SURFACE OF THE CONCRETE SLAB FORMING THE CEILING OF THE UNIT. THE UPPER BOUNDARY OF UNITS ON THE THIRD FLOOR SHALL BE THE BARE SURFACE OF THE DRYWALL FORMING THE CEILING OF THE UNIT.
- B) LOWER BOUNDARY: DOWN TO AND INCLUDING THE HORIZONTAL PLANE OF THE BARE SURFACE OF THE STRUCTURAL SLAB WHICH SERVES AS SUCH UNIT'S FLOOR.
- C) PERIMETER BOUNDARY: THE PERIMETER BOUNDARY OF EACH UNIT IN THIS PHASE SHALL BE UP TO AND INCLUDING THE VERTICAL PLANE OF THE BARE SURFACE OF THE DRYWALL SERVING AS A PERIMETER WALL WHICH PLANE SHALL BE EXTENDED TO BALCONY LEVELS, UPPER AND LOWER BOUNDARY. THE UNITS SHALL ALSO INCLUDE "CELL PERIMETER WINDOWS", SCREENS, DOORS AND BALCONIES.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS
I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE OF THE PROPERTY DESCRIBED AND SHOWN HEREON, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE LAND, AND THAT IT CONFORMS WITH THE PROVISIONS OF THE DECLARATION DESCRIBING CONDOMINIUM PROPERTY, THIS PLAN IS AN ACCURATE REPRESENTATION OF IMPROVEMENTS, AND THAT IT CAN BE OF THE EXISTING IMPROVEMENTS, AND THAT IT CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT.

Michael H. Webb
WILLIAM H. WEBB, P.L.S.
FLA. CERTIFICATE # 1821

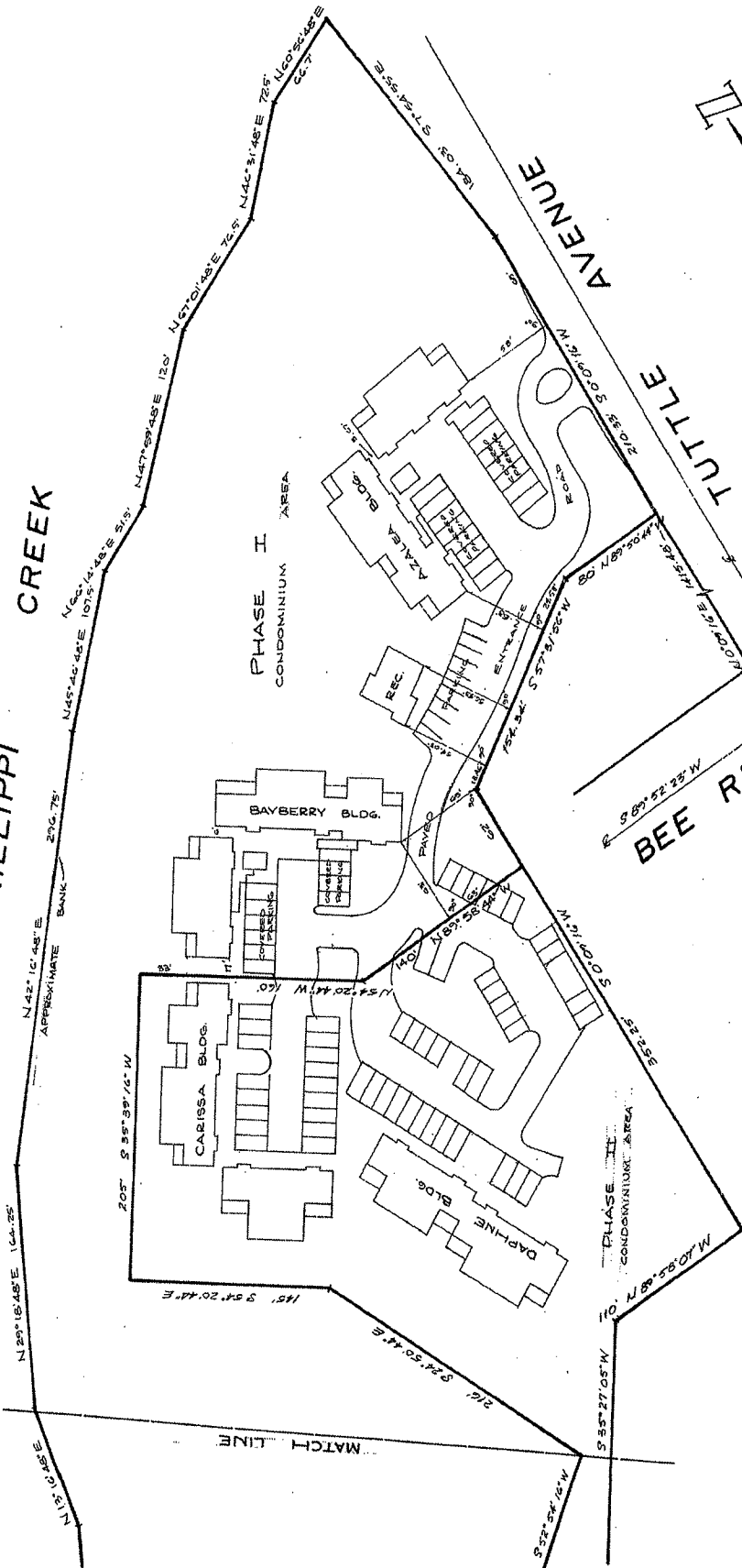
DATE OF SURVEY: APRIL 15, 1980



EXHIBIT A

1376

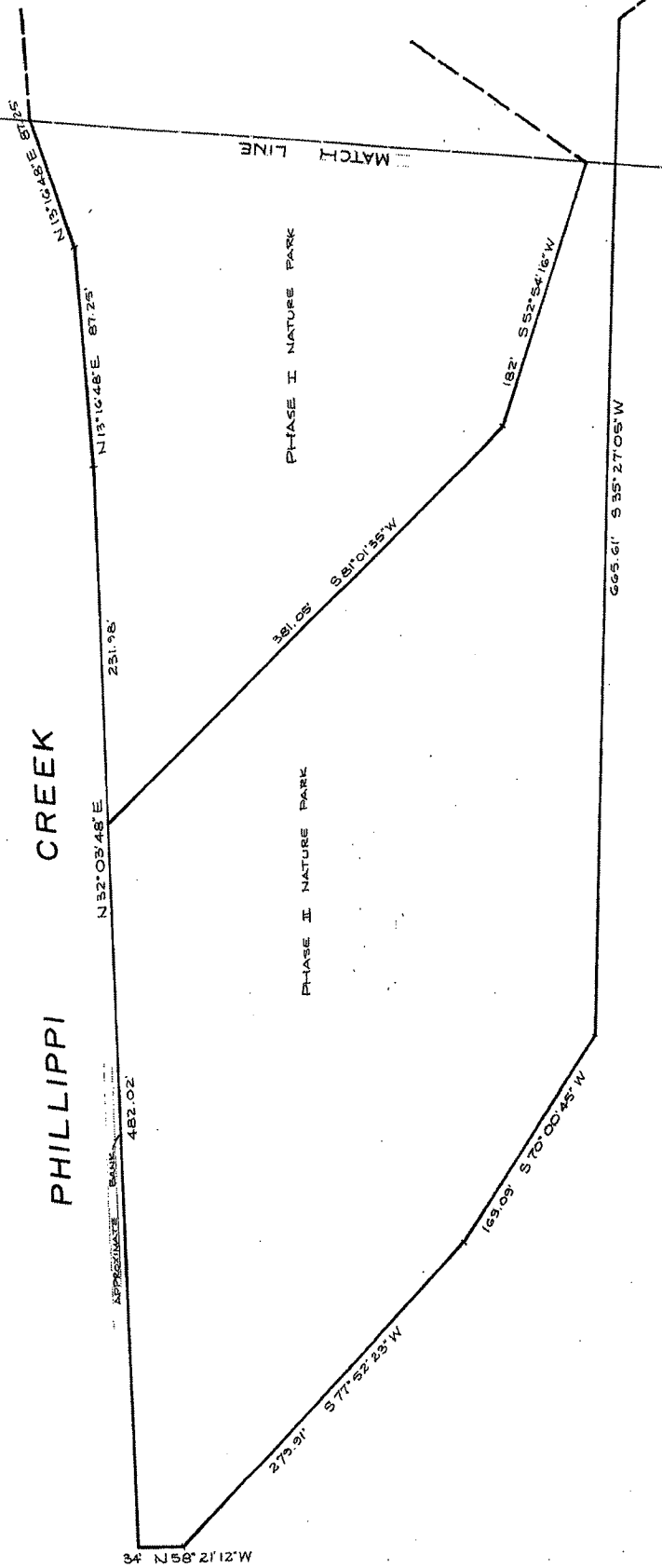
PHILLIPPI CREEK



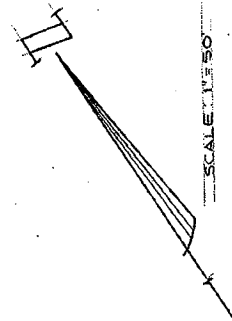
ORCHID OAKS
A CONDOMINIUM
PHASE I

TWP. 36 S. RGE. 18 E.
TWP. 37 S. RGE. 18 E.

1317

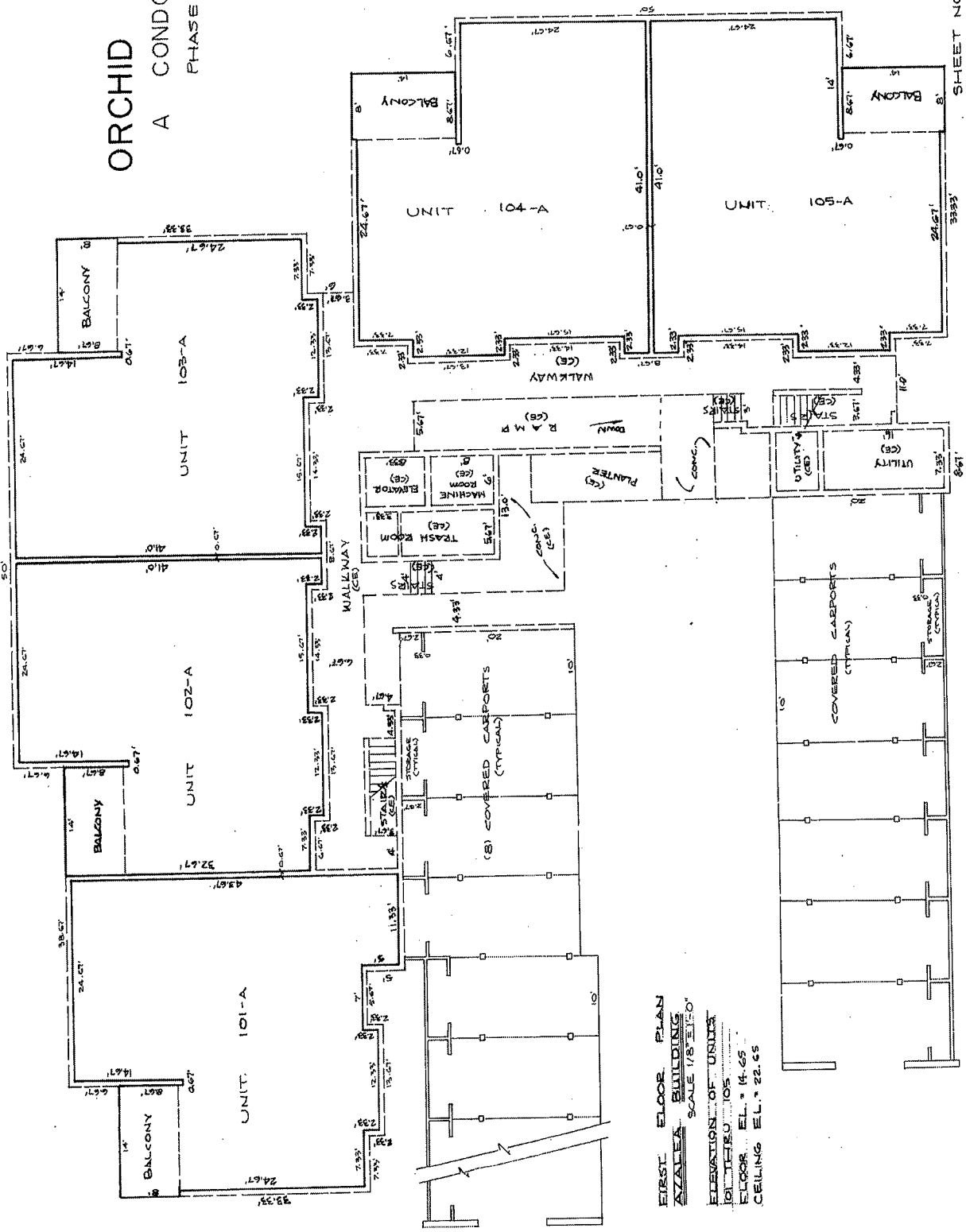


ORCHID OAKS
A CONDOMINIUM
PHASE I



1318

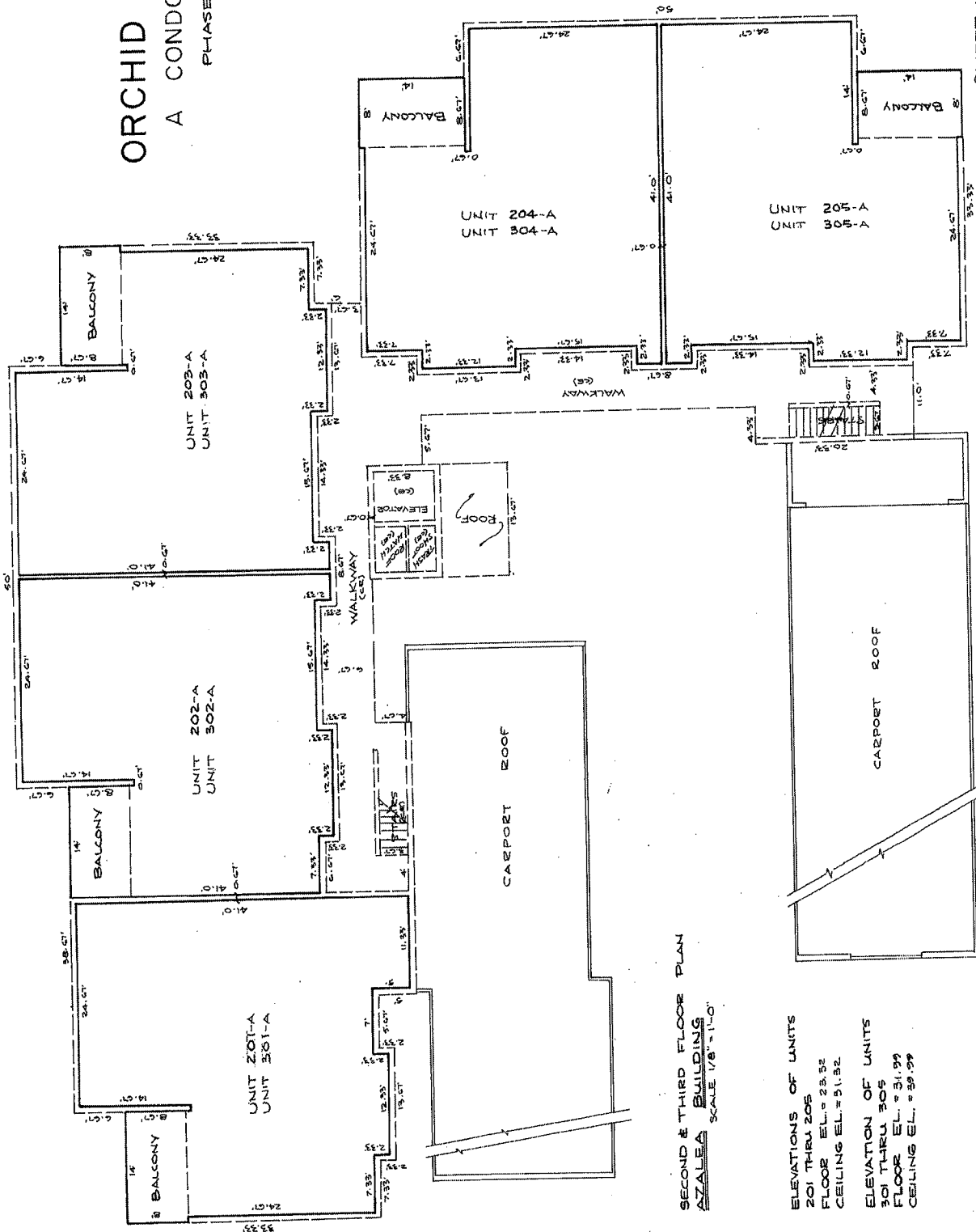
ORCHID OAKS A CONDOMINIUM PHASE I



FIRST FLOOR PLAN
 AZALEA BUILDING
 SCALE 1/8" = 1'-0"
 ELEVATION OF UNITS
 BILITREU 105
 FLOOR EL. = 14'-05"
 CEILING EL. = 22'-05"

1389

ORCHID OAKS A CONDOMINIUM PHASE II

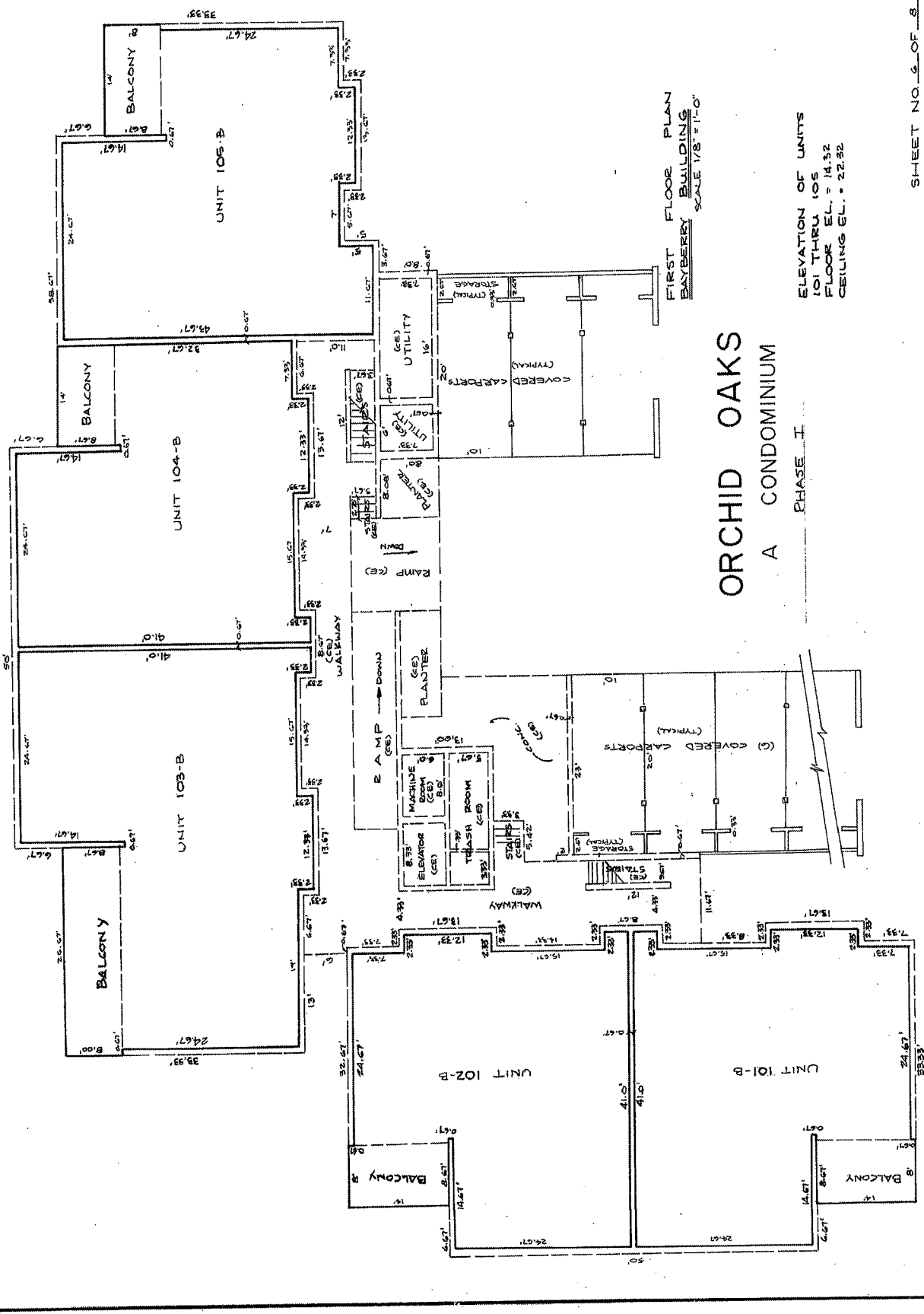


SECOND & THIRD FLOOR PLAN
AZALEA BUILDING
SCALE 1/8" = 1'-0"

ELEVATIONS OF UNITS
201 THRU 205
FLOOR EL. = 23.32
CEILING EL. = 31.32

ELEVATION OF UNITS
301 THRU 305
FLOOR EL. = 31.29
CEILING EL. = 39.29

1320

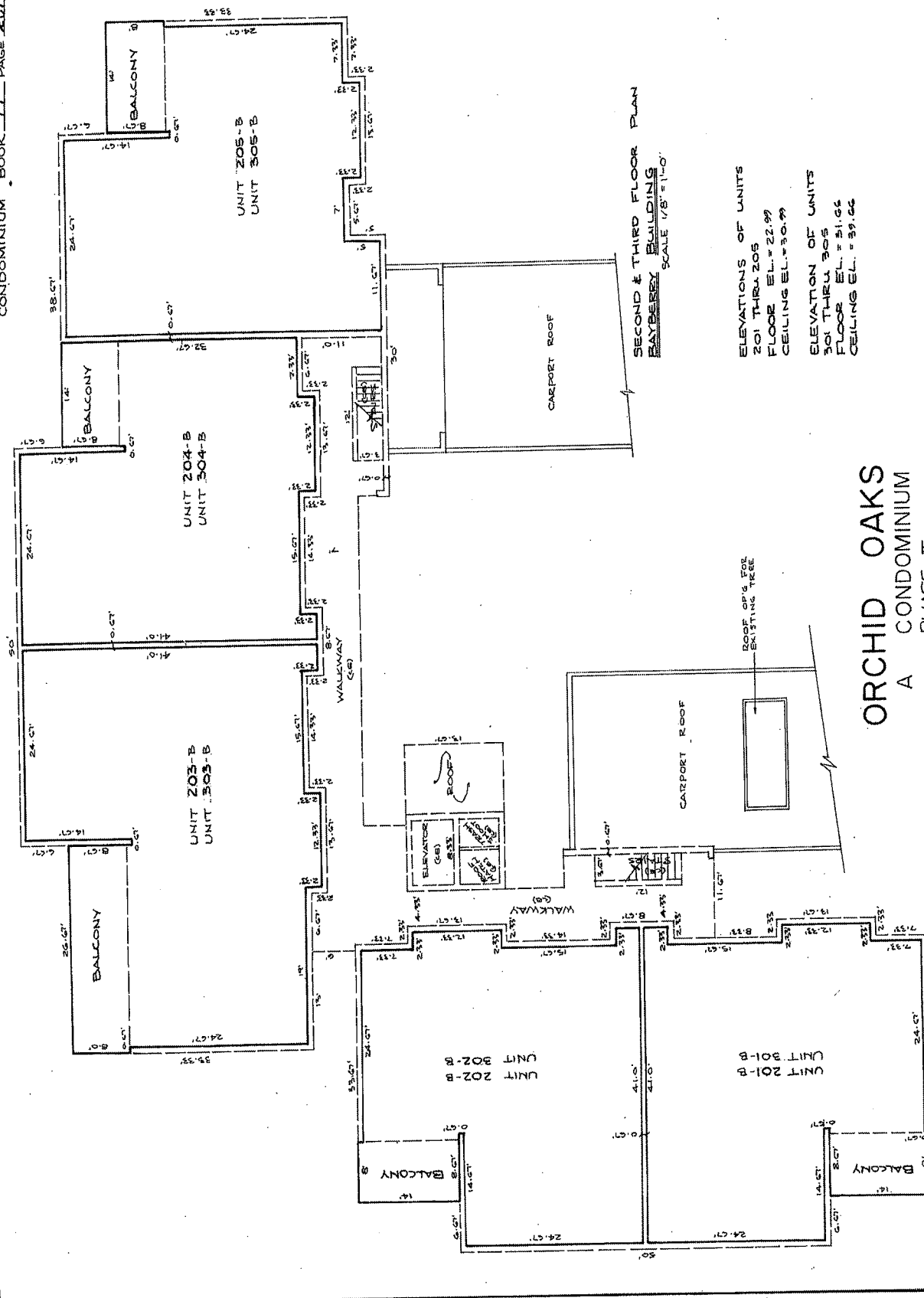


FIRST FLOOR PLAN
BAYBERRY BUILDING
SCALE 1/8" = 1'-0"

ORCHID OAKS A CONDOMINIUM PHASE I

ELEVATION OF UNITS
101 THRU 105
FLOOR EL. = 14.32
CEILING EL. = 22.32

1321



SECOND & THIRD FLOOR PLAN
BAYBERRY BUILDING
SCALE 1/8" = 1'-0"

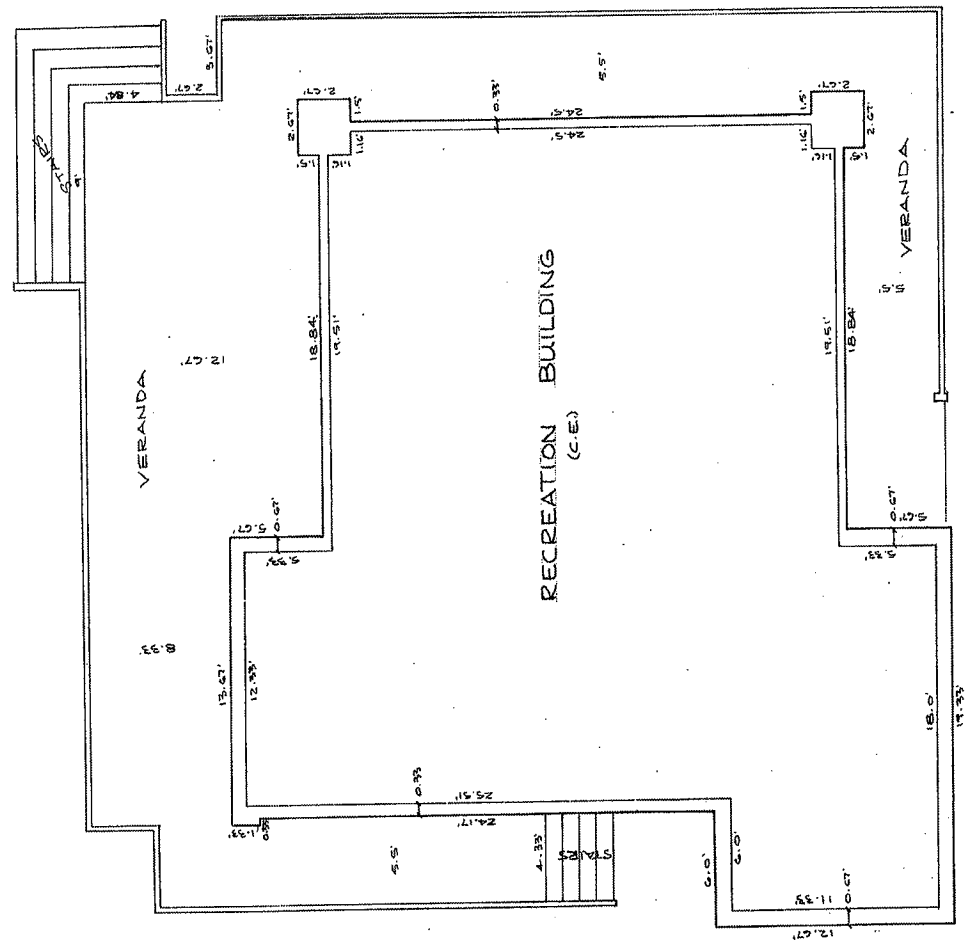
ELEVATIONS OF UNITS
 201 THRU 205
 FLOOR EL. = 22.99
 CEILING EL. = 30.99

ELEVATION OF UNITS
 301 THRU 305
 FLOOR EL. = 31.05
 CEILING EL. = 39.05

ORCHID OAKS
 A CONDOMINIUM
 PHASE I

1322

ORCHID OAKS A CONDOMINIUM PHASE I



FLOOR PLAN FOR RECREATION BUILDING
 SCALE: 1/4" = 1'-0"
 FLOOR ELEVATION
 FLOOR ELT' 19.44
 CEILING ELT' 21.44

OR 1369 PG 1323

FILED ARTICLES OF INCORPORATION
APR 11 4 01 PM '79 OF
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
ORCHID OAKS CONDOMINIUM ASSOCIATION, INC.

The undersigned, each with the capacity to contract, hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a corporation not for profit under and by virtue of the laws of the State of Florida as contained in the provisions of Florida Statutes, Chapter 617, Part I, as amended (the "Act").

ARTICLE I. NAME

The name of the corporation shall be ORCHID OAKS CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. PURPOSE AND POWERS

The general purpose for which the corporation is initially organized is the operation of a condominium in Sarasota County, Florida, pursuant to the Condominium Act, Florida Statutes, Chapter 718, to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Act. This corporation shall have all the powers specified in Section 617.021 of the Act, as well as all the powers specified in Florida Statutes, Section 718.11, as amended. The powers of this corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium.

OR. 1359 PG. 1324

ARTICLE III. QUALIFICATION OF MEMBERS
AND MANNER OF ADMISSION.

The members of the corporation shall consist of all of the record owners of units in the Condominium; and after termination of the Condominium shall consist of those who are members at the time of such termination and their successors and assigns.

Each change of membership in the corporation shall be established by (1) securing the approval of the corporation required by the Declaration of Condominium, and (2) recording in the public records of Sarasota County, Florida, a deed or other instrument establishing a record title to a unit in the Condominium and the delivery to the corporation of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the corporation and membership of the prior owner is terminated.

The share of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

The owner of each unit shall be entitled to at least one vote as a member of the corporation. The exact number of votes to be cast by owners of units and the manner of exercising voting rights shall be determined by the By-Laws of the corporation.

ARTICLE IV. TERM

The date of commencement of corporate existence shall be when these Articles have been filed with the Department of State and approved by it and the respective filing fee has been paid:

OR 1369 PG 1325

the term for which the corporation is to exist shall be perpetual. In the event of dissolution of the corporation, no part of the corporation's earnings or assets shall inure to the benefit of any of its members.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT.

The street address of the initial registered office of this corporation is 2700 Orchid Oaks Drive, Sarasota, Florida, and the name of the initial registered agent of the corporation at such address is Frank C. Cowan.

ARTICLE VI. SUBSCRIBERS

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

<u>Name</u>	<u>Address</u>
Frank E. Cowan	2700 Orchid Oaks Drive Sarasota, Florida
Lloyd C. Cook, Jr.	2700 Orchid Oaks Drive Sarasota, Florida
William R. Korp	1208 N. Casey Key Rd. Osprey, Florida 33559

ARTICLE VII. OFFICERS

The affairs of this corporation will be managed by the officers whose positions and duties are set forth in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting. If a vacancy occurs in any office it shall be filled by the Board of Directors. The names of the officers who are to serve until the first such election are as follows:

<u>Name</u>	<u>Office</u>
Frank E. Cowan	President
Lloyd C. Cook, Jr.	Secretary

OR 1339 PG 1326

ARTICLE VIII. DIRECTORS

The Board of Directors of the corporation shall consist of no less than three (3) Directors as determined by the By-Laws. Directors shall be elected at the annual meeting of the members in the manner set forth in the By-Laws. Directors may be removed and the vacancies shall be filled in the manner provided by the By-Laws.

The Board of Directors shall be members of the corporation.

The Directors named in these Articles shall serve as Directors for the ensuing year, or until the first annual meeting of the corporation, and any vacancies before then shall be filled in the manner set forth in the By-Laws.

The Board of Directors shall have the authority to make provision for reasonable compensation to its members for their services as Directors and to fix the basis and conditions upon which this compensation shall be paid. Any director may also serve the corporation in any other capacity and receive compensation therefrom in any form.

The names and addresses of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Frank E. Cowan	2700 Orchid Oaks Drive Sarasota, Florida
Lloyd C. Cook, Jr.	2700 Orchid Oaks Drive Sarasota, Florida
William R. Korp	1208 W. Casey Key Rd. Osprey, Florida 33559

OR 1369 PG 1327

ARTICLE IX. BY-LAWS

The first By-Laws of the corporation shall be adopted by the Board of Directors and may be amended, altered or rescinded by the Board of Directors in the manner provided by such By-Laws.

ARTICLE X. AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended in the manner provided by statute or in the following manner:

Every amendment shall be approved by the Board of Directors, proposed by them to the members and approved at a membership meeting for which due notice of the proposed amendment was given, by affirmative vote of seventy-five percent (75%) of the members.

Provided, however, that no amendment shall make any changes in the qualifications for membership nor voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the Condominium.

Further provided, that no amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. A copy of each amendment shall be certified by the Secretary of State and be recorded in the Public Records of Sarasota County, Florida.

WE, THE UNDERSIGNED, for the purposes of becoming a corporation not for profit under the provisions of the laws of Florida,

OR 1369 PG 1328

do make and affix our signatures to acknowledge and file in the office of the Sec. of State these Articles of Incorporation.

WITNESS our respective hands and seals this 15th day of

March 1979

Frank E. Cowan
Frank E. Cowan

Lloyd C. Cook, Jr.
Lloyd C. Cook, Jr.

William R. Korp
William R. Korp

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared FRANK E. COWAN, LLOYD C. COOK, JR. and WILLIAM R. KORP, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of March, 1979.

Genalee S. Buejahn
Notary Public

My Commission Expires:

Notary Public, State of Florida at large
My Commission Expires November 16, 1982
Bonded by U. S. F. & O.

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.

Frank E. Cowan