

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of VIERA SOUTHEAST COMMUNITY ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on October 9, 1989, effective October 4, 1989, as shown by the records of this office.

The document number of this corporation is N34607.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
11th day of October, 1989.



Jim Smith

Jim Smith
Secretary of State

CR2E022 (8-89)

ARTICLES OF INCORPORATION
OF
VIERA SOUTHEAST COMMUNITY ASSOCIATION, INC.

FILED
1989 OCT -9 PM 3:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, acting as incorporator of this corporation, hereby forms a corporation not for pecuniary profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation:

ARTICLE I

EFFECTIVE DATE

NAME

Oct. 4, 1989

The name of the corporation shall be Viera Southeast Community Association, Inc. (hereinafter referred to as the "Community Association").

ARTICLE II

REGISTERED OFFICE

The initial registered office of the Community Association shall be located at 800 North Magnolia Avenue, Suite 1500, Orlando, Florida 32801.

ARTICLE III

REGISTERED AGENT

R. Mason Blake, whose address is 800 North Magnolia Avenue, Suite 1500, Orlando, Florida 32801, is hereby appointed the initial registered agent of the Community Association.

ARTICLE IV

DURATION

This Community Association shall exist perpetually, commencing on the date of execution and acknowledgment of these Articles of Incorporation.

ARTICLE V

PURPOSES OF THE ASSOCIATION

The Community Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a "Member" and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Units and the Common Area within the

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Properties (as those terms are defined in the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Viera Southeast Community recorded or to be recorded in the Public Records of Brevard County, Florida (herein referred to as the "Declaration")) and such additional property as may be submitted to the Declaration and brought within the jurisdiction of this Community Association pursuant to the Declaration, and to promote the health, safety and welfare of the owners of and residents within the Properties and any additions thereto as may hereafter be brought within the jurisdiction of the Community Association. For these purposes the Community Association shall have the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:

(a) The power to perform all of the duties and obligations of the Community Association as set forth in the Declaration or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided, said Declaration and Bylaws being incorporated herein as if set forth herein at length;

(b) Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;

(c) All of the powers necessary or desirable to perform the obligations and duties and to exercise the powers, rights and privileges, set out in these Articles, the Bylaws, or the Declaration, as the same may be amended from time to time as therein provided, including, without limitation, the following:

(i) To fix, levy, collect and enforce payment of, 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 conduct of the business of the Community Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Community Association;

(ii) To acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Declaration or any other property for which the Community Association by rule, regulation, Declaration or contract has a right or duty to provide such services;

(iii) To borrow money, and as provided in the Declaration or Bylaws, mortgage, pledge, deed in trust

or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(iv) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility;

(v) To enforce covenants, conditions, or restrictions affecting any property to the extent the Community Association may be authorized to do so under the Declaration or Bylaws;

(vi) To engage in activities which will actively foster, promote, and advance the common interests of all owners of real property subject to the Declaration;

(vii) To enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Community Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(viii) To adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Community Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration;

(ix) To provide any and all supplemental municipal services which may be necessary or proper.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article V are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article V.

ARTICLE VI

MEMBERSHIP

The corporation shall be a membership corporation without certificates or shares of stock. Every Owner (as defined in the Declaration) shall have a membership in the Community Association. No Owner, whether one (1) or more persons, shall have more than one (1) membership per Unit owned. The membership shall not be refused, waived or surrendered, but voting rights and rights of use and enjoyment of the Common Area may be regulated or suspended as provided in these Articles of

Incorporation, the Declaration, the Bylaws and regulations adopted by the Community Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Community Association.

The voting rights of members in the Community Association shall be as set forth in the Declaration and Bylaws, as the same may be amended from time to time as provided therein.

ARTICLE VII

BOARD OF DIRECTORS

The business and affairs of this Community Association shall be conducted, managed and controlled by a Board of Directors (hereinafter referred to as the "Board"), consisting of not less than three (3) nor more than seven (7) directors, who need not be members of the Community Association. The initial Board shall consist of three (3) directors. The names and addresses of the persons who are to serve as directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Joseph A. Duda	1802 South Fiske Boulevard Suite 103 Rockledge, Florida 32955
John R. Maloy	1802 South Fiske Boulevard Suite 103 Rockledge, Florida 32955
Perry J. Reader	1802 South Fiske Boulevard Suite 103 Rockledge, Florida 32955

The method of election and term of office, removal and filling of vacancies shall be as set forth in the Bylaws. The Board may delegate such operating authority to such companies, individuals or committees as it, in its discretion, may determine.

ARTICLE VIII

INCORPORATOR

The name and address of the incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
R. Mason Blake	800 North Magnolia Avenue Suite 1500 Orlando, Florida 32801

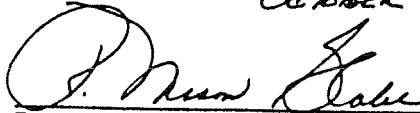
ARTICLE IX

INDEMNIFICATION

This Community Association shall indemnify any officer, director or any former officer or director to the fullest extent provided by law.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 4th day of ~~September~~, 1989.

OCTOBER



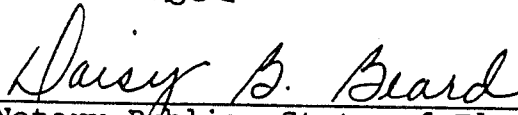
R. Mason Blake

STATE OF FLORIDA
COUNTY OF Orange

BEFORE ME, the undersigned authority, personally appeared R. Mason Blake known to me to be the individual described in and who executed the foregoing Articles of Incorporation, and he acknowledged that he subscribed said instrument for the uses and purposes set forth herein.

WITNESS my hand and official seal in the State and County aforesaid, this 4th day of ~~September~~, 1989.

OCTOBER




Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG. 6, 1992
BONDED THRU GENERAL INS. UND.

Having been named as registered agent for the above named Community Association, at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as registered agent. I am famil-

iar with, and accept the duties and obligations of, Section 607.325 of the Florida Statutes, and I agree to comply with the provisions of Section 48.091 of the Florida Statutes, regarding the maintenance of office hours for service of process.

Signature: 
R. Mason Blake

Date: ~~September~~ ^{OCTOBER} 4, 1989

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA