

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
JAPANESE GARDENS HOMEOWNERS CORPORATION, INC.

filed on March 19, 1981.

The Charter Number for this corporation is 756849.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
19th day of March, 1981



CORP 104 Rev. 5-79

EXHIBIT 3

George Firestone
Secretary of State

FILED

ARTICLES OF INCORPORATION
OF
JAPANESE GARDENS HOMEOWNERS CORPORATION, INC.

MAR 19 6 40 PM '81

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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, and Chapter 719 as amended.

ARTICLE I. NAME

The name of the corporation shall be JAPANESE GARDENS HOMEOWNERS CORPORATION, INC.

ARTICLE II. PURPOSE AND POWERS

The general purpose for which the corporation is initially organized is to create a tenants' association to insure the welfare, safety, communication and enjoyment of and among the tenants of Japanese Gardens of Venice, to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; to negotiate and purchase real estate and interests therein; and to transact any or all lawful business for which corporations may be incorporated under Chapter 617 and under the Florida Cooperative Act.

ARTICLE III. QUALIFICATIONS OF MEMBERS
AND MANNER OF ADMISSION

The members of the corporation shall consist only of tenants of lots at Japanese Gardens Mobile Home Park who have paid all

dues, assessments and charges required to be a member of the corporation. Such dues, assessments and charges to be established from time to time by the directors.

Members shall be entitled to one vote for each membership unit of the corporation. 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; 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 6170 Teahouse Road, and the name of the initial registered agent of the corporation at such address is Frank H. Schaefer.

ARTICLE VI. SUBSCRIBERS

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

<u>Name</u>	<u>Address</u>
Frank H. Schaefer	6170 Teahouse Rd., Venice, Florida
William R. Korp	333 W. Miami Avenue, Venice, Florida
Frank Doody	580 Oriental Poppy Dr., Venice, Florida

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 H. Schaefer	President
J. Lewis Sheets	Comptroller
Jane Morano	Treasurer
Florence Blazer	Secretary

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 H. Schaefer	6170 Teahouse Rd., Venice, Florida
Jane Morano	681 Water Lily Dr., Venice, Florida
J. Lewis Sheets	641 Water Lily Dr., Venice, Florida
Florence Blazer	711 Camellia Dr., Venice, Florida
William Johnson	481 Oriental Poppy Dr., Venice, Florida
Gordon Parker	5670 Teahouse Rd., Venice, Florida
Barbara Keane	5701 Teahouse Rd., Venice, Florida
Alfred Williams	630 Iris Dr., Venice, Florida
Louis Verner	5691 Sunflower Rd., Venice, Florida

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 Cooperative.

Further provided, that no amendment shall be made that is in conflict with the Cooperative Act or the Cooperative Documents. 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, do make and affix our signatures to acknowledge and file in the office of the Secretary of State these Articles of Incorporation.

WITNESS our respective hands and seals this 17th day of March, 1981.


FRANK H. SCHAEFER


FRANK DOODY


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 H. SCHAEFER, WILLIAM R. KORP & FRANK DOODY, 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 17th day of March, 1981.


Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires November 14, 1992
Bonded by U. S. F. & G.

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

Frank H. Schaefer
FRANK H. SCHAEFER

MAR 19 6 42 PM '01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED