

# State of Florida

Department of State



I, Richard (Dick) Stone, Secretary of State of the State of Florida,  
Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation  
of

BELLA COSTA, INC.

a corporation not for profit organized and existing under the Laws of the  
State of Florida, filed on the 12th day of July,  
A.D., 1971, as shown by the records of this office.

Given under my hand and the Great Seal of the  
State of Florida, at Tallahassee, the Capital,  
this the 13th day of July,  
A.D. 19 71.



*Richard (Dick) Stone*

Secretary of State

ARTICLES OF INCORPORATION

OF

BELLA COSTA, INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1

NAME

The name of the corporation shall be Bella Costa, Inc.

ARTICLE 2

PURPOSE

The purpose for which the corporation is organized is to provide an entity pursuant to the Condominium Act, Chapter 711, Florida Statutes, for the operation of Bella Costa, a condominium, located in Sarasota County, Florida. The corporation shall have all of the common law and statutory powers of a corporation not for profit, including powers set forth in chapters 617 and 711, Florida Statutes.

FILED  
12  
TALLAHASSEE, FLORIDA  
MAY 17 1971

ARTICLE 3

MEMBERS

The members of the Corporation shall consist of all of the record owners of condominium units. The interest of a member cannot be assigned or transferred except as an appurtenance to the unit. Each unit shall be entitled to one vote at meetings of the corporation. If a unit is owned by a corporation or more than one individual, the corporation or individuals shall designate in writing an individual to cast the vote allotted to that unit.

ARTICLE 4

TERM

This corporation shall have perpetual existence.

ARTICLE 5

SUBSCRIBERS

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

<u>NAME</u>	<u>Address</u>
T. Lamar Hazen, Jr.	241 South Nokomis Avenue Venice, Florida 33595
Sarah M. Wilcox	241 South Nokomis Avenue Venice, Florida 33595
Charles J. Cheves, Jr.	241 South Nokomis Avenue Venice, Florida 33595

## ARTICLE 6

### OFFICERS

The affairs of the Corporation shall be administered by its officers, which shall be its president, vice president, secretary and treasurer. The officers shall be elected by the board of directors at its first meeting following the annual meeting of the members of the corporation and shall serve at the pleasure of the board of directors. The names and addresses of the officers who shall serve until their successors are designated by the board of directors are as follows:

President:	T. Lamar Hazen, Jr.	241 South Nokomis Avenue Venice, Florida 33595
Vice President:	Sarah M. Wilcox	241 South Nokomis Avenue Venice, Florida 33595
Secretary-Treasurer:	Charles J. Cheves, Jr.	241 South Nokomis Avenue Venice, Florida 33595

## ARTICLE 7

### DIRECTORS

7.1 The affairs of the Corporation will be managed by a board consisting of not less than three and not more than twelve directors. Directors need not be members of the Association.

7.2 Directors shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Vacancies shall be filled by the remaining directors.

7.3 The first election of directors shall not be held until after the developer has closed the sales of all of the condominium units, or until the developer elects to terminate its control of the condominium, or until after July 1, 1976, whichever occurs first. The directors named in these articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

7.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Name</u>	<u>Address</u>
T. Lamar Hazen, Jr.	241 South Nokomis Avenue Venice, Florida 33595
Sarah M. Wilcox	241 South Nokomis Avenue Venice, Florida 33595
Charles J. Cheves, Jr.	241 South Nokomis Avenue Venice, Florida 33595

## ARTICLE 8

### BYLAWS

The first bylaws of the corporation shall be adopted by the board of directors and may be altered, amended or rescinded at any duly called meeting of the members provided that the notice of meeting contains a full statement

of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of three fourths of the qualified voting members of the corporation.

ARTICLE 9

AMENDMENT OF ARTICLES

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner.

9.1 Proposals for amendments may be made by any member, in writing, delivered to the president not less than twenty days prior to the membership meeting at which such proposal shall be submitted.

9.2 The secretary shall give each member notice, including the proposed amendment and the time and place of the meeting, not less than fifteen days prior to the date set for the meeting, notice to be given in such manner as may be prescribed by the bylaws, provided that notice may be waived in writing.

9.3 An affirmative vote of three fourths of the members of the corporation is required for adoption of an amendment.

9.4 No amendment shall make any change in the qualifications for membership, the voting rights of members, nor regarding filling vacancies on the board of directors without approval in writing by the Developer and joinder of all record owners of mortgages upon the condominium, and no amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

IN WITNESS WHEREOF the subscribers have affixed their signatures this 9th day of July, 1971.

T. Lamar Hazen, Jr.  
Sarah M. Wilcox  
Charles J. Cheves

STATE OF FLORIDA  
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared T. Lamar Hazen, Jr., Sarah M. Wilcox, and Charles J. Cheves, Jr., who, after being duly sworn, acknowledged that they executed the foregoing articles of incorporation for the purposes expressed therein, this 9th day of July 1971.

Rena Stephens  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Feb. 21, 1975