

ARTICLES OF INCORPORATION  
OF  
THE HUNT CLUB CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under the Chapter 617 laws of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be THE HUNT CLUB CONDOMINIUM ASSOCIATION, INC. hereinafter referred to as the "Association".

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as HUNT CLUB CONDOMINIUM located in the County of Sarasota, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and the Condominium Act, Chapter 718, Florida Statutes, 1976.

ARTICLE III

POWERS

The Association shall have all of the condominium law and statutory powers of a corporation not for profit and all of the powers and duties set forth in said Condominium Act and Declaration of Condominium, except where variances permitted by law appear in these Articles. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leaseholds, memberships and other possessory or use interests for terms up to

and including 99 years, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members; including but not limited to lease of recreation areas and facilities.

#### ARTICLE IV

##### MEMBERS

All persons owning a vested present interest in the fee title to any of the condominium units of HUNT CLUB CONDOMINIUM as evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates, except that upon termination of the entire condominium project, the membership shall consist of those who were members at the time of each conveyance of the respective units to the trustee as provided in said Declaration of Condominium. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

After the Association approves of a conveyance of a condominium unit as provided in said declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Secretary of a certified copy of the deed or other instrument of conveyance.

Prior to the recording of said Declaration of Condominium in the Public Records of said county, the subscribers hereto shall remain the members of the Association and shall each be entitled to one vote.

#### ARTICLE V

##### VOTING RIGHTS

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own

more than one unit or that units may be joined together and occupied by one owner. In the event of a joint ownership of a condominium unit, the vote to which that unit is entitled shall be apportioned among the owners as their interest may appear, or may be exercised by one of such joint owners by written agreement of the remainder of the joint owners.

ARTICLE VI

INCOME DISTRIBUTION

No part of the income of this corporation shall be distributable to its members, except as compensation for services rendered.

ARTICLE VII

EXISTENCE

This corporation shall exist perpetually unless dissolved according to law.

ARTICLE VIII

REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the corporation shall be at 1834 Main Street, Sarasota, Florida, and the registered agent at such address shall be J. GEOFFREY PFLUGNER.

ARTICLE IX

NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) persons, as shall be designated by the By-Laws, and elected at the Annual Meeting.

ARTICLE X

FIRST BOARD OF DIRECTORS AND OFFICERS

The names and street addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

ROBERT F. BLUCK  
Director  
President  
1634 Main Street  
Sarasota, Florida

MARY KLEINLEIN  
Director  
Secretary  
1634 Main Street  
Sarasota, Florida

KIMBERLY BLUCK  
Director  
Treasurer  
1634 Main Street  
Sarasota, Florida

ARTICLE XI

INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities including attorney's fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XII

RIGHTS OF DEVELOPER

HUNT CLUB CORPORATION, a corporation existing under the laws of the State of Florida and authorized to do business in the State of Florida, which is the developer of HUNT CLUB CONDOMINIUM, shall have full right and authority to manage the affairs and exclusive right to elect the directors of the Association (who need not be unit owners) until the following shall occur:

A. When fifteen percent (15%) or more of the units that will be operated ultimately by the Association are conveyed to owners other than Developer, such unit owners shall be entitled to elect not less than one-third (1/3) of the Board of Directors.

B. Within three (3) years after fifty (50%) or within three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association are conveyed to owners other than Developer, such unit owners shall be entitled to elect a majority of the Board of Directors.

C. Developer shall be entitled to elect at least one (1) member of the Board of Directors as long as Developer holds any units in any place of HUNT CLUB CONDOMINIUM, for sale in the ordinary course of business. During the period Developer is in control of the Association, the Directors shall exercise all rights which would otherwise be exercisable by the members.

ARTICLE XIII

BY-LAWS

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

ARTICLE XIV

SUBSCRIBERS

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

J. GEOFFREY PFLUGNER	JOHN C. DENT, JR.	SHARON M. ADAMS
1834 Main Street	1834 Main Street	1834 Main Street
Sarasota, Florida 33577	Sarasota, Florida	Sarasota, Florida

ARTICLE XV

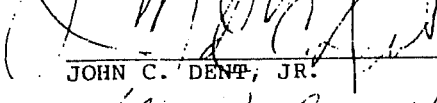
AMENDMENTS

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the corporation and all rights conferred upon the members herein are granted subject to this reservation.

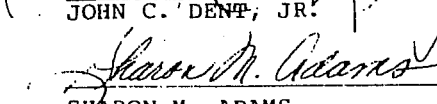
IN WITNESS WHEREOF, we, the undersigned subscribers to these Articles of Incorporation, have hereunto set our hands and seals this 18th day of June, 1980.

  
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J. GEOFFREY PFLUGNER

(SEAL)

  
\_\_\_\_\_  
JOHN C. DENT, JR.

(SEAL)

  
\_\_\_\_\_  
SHARON M. ADAMS

(SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

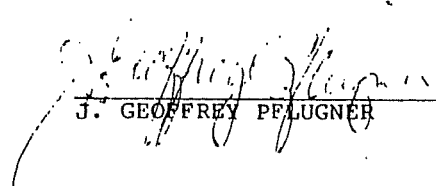
I HEREBY CERTIFY that on this 18th day of June, 1980,  
before me, an officer duly authorized and acting personally  
appeared J. GEOFFREY PFLUGNER, JOHN C. DENT, JR. and SHARON M.  
ADAMS to me well known and known to be the persons described  
in and who executed the foregoing instrument, and they acknow-  
ledged then and there before me that they executed said instrument.

WITNESS my hand and official seal at Sarasota, Florida, in  
the County and State aforesaid, this the day and year last above  
written.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES AUG 20 1983  
BONDED THRU GENERAL INS. UNDERWRITERS

Having been named to accept service of process for the above  
stated corporation, at the place designated in this certificate,  
I hereby agree to act in this capacity, and I further agree to  
comply with the provisions of all statutes relative to the proper  
and complete performance of my duties.

  
\_\_\_\_\_  
J. GEOFFREY PFLUGNER