

STATE OF FLORIDA

DEPARTMENT OF STATE



I certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION

OF

DON CE-SAR PROPERTY OWNERS CORPORATION

filed in this office on the 13th day of June,

1975

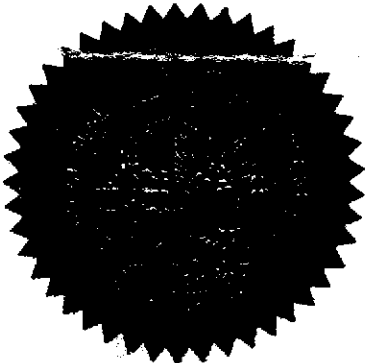
Charter Number: 7-33,051

GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
16th day of June,

1975

A handwritten signature in cursive script, appearing to read "Bruce A. Smith".

SECRETARY OF STATE



STATE OF FLORIDA
DEPARTMENT OF STATE

JUN 13 2 24 PM '75
FILED
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

Certificate Designating Place of Business or Domicile for the
of Process Within This State, Naming Agent Upon Whom Process May Be
Served and Names and Addresses of the Officers and Directors

The following is submitted, in compliance with Chapter 48.091,
Florida Statutes:

Don Ce Sar Property Owners Corporation

a corporation organized (or organizing) under the laws of the State
of Florida with its principal office at
3104 W. DeBazan Ave., in the city of St. Petersburg Beach
Pinellas State of Florida

, has named Doris Lombard, located at

3104 W. DeBazan Avenue
(Street address & Number of Bldg., P. O. Box address not acceptable)

city of St. Petersburg Beach, County of Pinellas

State of Florida, as its agent to accept service of process within
this state.

OFFICERS:

NAME	TITLE	SPECIFIC ADDRESS
<u>Walter A. Walsek</u>	<u>(P)</u>	<u>3509 Casa Blanca, St. Petersburg Bch., Fl.</u>
<u>Doris Lombard</u>	<u>(S)</u>	<u>3104 W. DeBazan Ave., St. Petersburg Bch, F</u>
<u>Helen MacLeod</u>	<u>(T)</u>	<u>3206 E. Maritana Dr., St. Petersburg Bch., I</u>
<u>James McNally</u>	<u>(V)</u>	<u>3519 Casa Blanca, St. Petersburg Bch., Fl.</u>

DIRECTORS:

	SPECIFIC ADDRESS
<u>Walter A. Walsek</u>	<u>3509 Casa Blanca, St. Petersburg Bch., Fl.</u>
<u>Doris Lombard</u>	<u>3104 W. DeBazan Ave., St. Petersburg Bch, F</u>
<u>Helen MacLeod</u>	<u>3206 E. Maritana Dr., St. Petersburg Bch., F</u>
<u>James McNally</u>	<u>3519 Casa Blanca, St. Petersburg Bch., Fl</u>

Edmund Stanton, 3507 Gulf Blvd., St. Pete. Bch.

(corporate officer)

ACCEPTANCE:

I agree as Resident Agent to accept Service of Process: to
keep office open during prescribed hours; to post my name (and any
other officers of said corporation authorized to accept service of
process at the above Florida designated address) in some conspicuous
place in office as required by Law.

Filing fee: \$3.00

Doris P. Lombard
(Resident Agent)

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

JUN 13 2 27 PM '75

FILED

C H A R T E R

of

DON CE-SAR PROPERTY OWNERS CORPORATION

The undersigned citizens of the State of Florida, desiring to form a civic and/or social club or society, not for profit, and to be incorporated as such in the manner prescribed by the laws of the State of Florida, in that behalf, propose and subscribe the Charter with the Articles as follows:

ARTICLE I - NAME

The name of this Corporation shall be the "DON CE-SAR PROPERTY OWNERS CORPORATION". Its location shall be 3516 E. Maritana Drive, Don Ce-Sar Place, St. Petersburg, Florida.

ARTICLE II - OBJECT

The general nature of the object of this Corporation is to improve the community known as Don Ce-Sar Place in every civic fashion; to enforce the building restrictions of the Subdivision known as Don Ce-Sar Place; to foster the well-being of the residents of the said community; and to promote good-will.

ARTICLE III - MEMBERSHIP

Membership shall be open to all property owners of Don Ce-Sar Place Subdivision.

The annual dues shall be fixed by the by-Laws.

ARTICLE IV - EXISTENCE

This Corporation shall exist perpetually.

ARTICLE V - GOVERNING BODY

The management of this Corporation shall be entrusted to a Board of Directors of five (5) members, who shall consist of four (4) officers, President, Vice-President, Secretary and Treasurer, and a fifth (5th) director. The election and duties of said Directors shall be according to the by-Laws, as adopted.

FILED
APR 2 1949
John D. ...

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

JUN 13 2 26 PM '75

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ARTICLE VI - OFFICERS

Until the Annual Meeting of the Corporation, the following members shall constitute the officers of this Corporation, said office set opposite their respective names, to-wit:

FLORENCE E. BROWN	PRESIDENT
GEORGE EDELSTEIN	VICE-PRESIDENT
MARION B. WOOLEY	SECRETARY
RALPH E. BRASHER	TREASURER

ARTICLE VII - BY-LAWS

The By-Laws of this Corporation may be changed by Two Thirds (2/3) of the membership present at a regular meeting.

ARTICLE VIII - INDEBTEDNESS

This Corporation may subject itself to indebtedness or liability in an aggregate of Five Thousand (\$5,000.00) Dollars, but shall never be greater than two-thirds of the value of the property of the Corporation.

The amount of the real estate which the Corporation may hold shall be Twenty Five Thousand (\$25,000.00) Dollars, subject always to the approval of the Circuit Judge.

As soon as convenient after the approval of and the recording of this Charter, the members shall convene and adopt By-Laws, and until the next election, the directors of the Corporation shall be as follows:

FLORENCE E. BROWN	GEORGE EDELSTEIN
MARION B. WOOLEY	RALPH E. BRASHER
CLAUDE MELTON	

IN WITNESS WHEREOF, And in testimony of the intention and good faith to carry out the purposes and objects set forth, we hereunto subscribe our names this the 31 day of March A. D. 1949.

<u>NAME OF SUBSCRIBER</u>	<u>ADDRESS OF SUBSCRIBER</u>
<u>Claude H. Melton</u>	<u>3434- E. Maritana Drive</u>
<u>George Edelstein</u>	<u>3550 El Centro North</u>
<u>Marion B. Wooley</u>	<u>Casa Blanca Ave</u>
<u>Florence E. Brown</u>	<u>3516 E. Maritana Drive</u>
<u>Ralph E. Brasher</u>	<u>3613 Gulf Blvd</u>

Alie Olanoff	3303 Casa Blanca Cr
Katherine Baker	Casa Blanca Dr.
John ...	3190 West De B...
Stelen ...	E. Maritana Dr.
H.D. Stack	3606 Gulf Blvd
Nichol Ward	3551 Gulf Blvd.
Friedrich ...	3305 De B...
C. Halbur	3606 Casa Blanca cr
Julius Hand	3614 Gulf Blvd
C.F. Wilbur	3606 Casa Blanca
Mrs Ernest Helle	3606 E. Maritana Drive
Mrs Frank ...	3699 Gulf Blvd
H. J. Stone	3616 Gulf Blvd
Mr Mrs Robert Cosco	3406 East Maritana Drive
Mrs. Claude H. Melton	3434 East Maritana Drive
James J. ...	3506 GOLF BLVD.
Jack Soboloff	3600 EL CENTRO No.
Mr & Mrs A. Sprack	3701 Gulf Blvd.
Bessie ...	Block 18.
Sumner Ben Wallace	3330 Penn. Ville Way, Penn. Ville, Fla.
Mrs Inge ...	3570 El Centro No.
Mrs ...	3601 Gulf Blvd
Mr Mrs. George Hardy Jr.	3575 Gulf Blvd.
Mrs. B. Fry	3600 E. Maritana
Mrs. Mrs. ...	3335 E. Maritana
Mrs. Mrs. ...	3221 E. Maritana Drive
Mrs. Florence ...	3117 W. Maritana Drive
Grace L. ...	3315 De B...
Mrs J. ...	3574 E. Maritana Dr.

PROPERTY OF ...

INC. 18 NE 296

STATE OF FLORIDA :

SS

COUNTY OF PINELLAS :

Personally appeared before me the undersigned authority, duly authorized to administer oaths and take acknowledgments, FLORENCE E. BROWN, well known to me to be one of the persons who signed the foregoing application, who after being duly sworn, deposes and says that she is the duly elected President of the "DONCE-SAR PROPERTY OWNERS CORPORATION", of the State of Florida, making application in the foregoing instrument to become a Corporation, that said application is made in good faith, and with the intention to carry out the purposes and objects of the Corporation as stated in said application.

Affiant further says that she acknowledges said application for the purposes therein stated.

Further affiant saith not.

Joseph E. Quinn

Sworn and subscribed to before me this 1st day of April 1949.

Alvin R. Bennett

Notary Public, State of Florida at Large.
My commission expires Feb. 3, 1953.
Bonded by American Surety Co. of N. Y.

The foregoing Charter, having been presented to the Court, and the Court finding same legally sufficient and complying with the laws of the State of Florida, hereby approves said Charter, this the 2nd day of April, A. D. 1949.

John H. Allison
_____ Circuit Judge

LINDSEY & CARROLL
ATTORNEYS AT LAW
17. PETERSON BEACH
FLORIDA

Filed for record Apr 2 1949 at 12:00 PM in the book noted above and the record verified. WILLIAM CRAWFORD, Clerk of the Circuit Court, Pinellas County, Florida. By *W. J. White* Deputy Clerk.

CERTIFICATE OF AMENDMENT
OF
CHARTER
OF

FILED
JUN 13 2 27 PM '75
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

DON CE-SAR PROPERTY OWNERS CORPORATION

I, the undersigned, as President and Secretary respectively of DON CE-SAR PROPERTY OWNERS CORPORATION, a corporation not for profit, duly organized and existing under the laws of the State of Florida, hereby certify that at a meeting of the members of said Corporation, duly and regularly held on the 12th day of July, A.D. 1956, a quorum of the members present at said meeting voted unanimously to amend the Charter of said Corporation in accordance with a Resolution duly adopted by the membership of said Corporation, by deleting in its entirety the present Article III. - Membership, of said Charter, and by substituting therefor, the following:

"BE IT RESOLVED by the Members of the Don Ce-Sar Property Owners Corporation that the Charter of said Corporation be amended by deleting in its entirety the present Article III. of said Charter, and by substituting therefor, the following:

ARTICLE III. - MEMBERSHIP

Every owner of real property within the town limits of the town of Don Ce-Sar Place, Florida, shall be automatically a member of the Don Ce-Sar Property Owners Corporation, and the only condition to such membership shall be the holding of a fee simple interest in land lying within the town limits of the town of Don Ce-Sar Place, Florida; provided, however, the Board of Directors of the Corporation shall fix annual dues, and only those members who have paid said annual dues prior to a date to be specified by the Board of Directors before any meeting of the membership, shall be entitled to vote at any meeting of the membership of the Corporation." "