

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on October 12, 1988, as shown by the records of this office.

The document number of this corporation is N28811.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
13th day of October, 1988.



*Jim Smith*

Jim Smith  
Secretary of State

## ARTICLES OF INCORPORATION

OF

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

By these Articles of Incorporation, the incorporators form a corporation not for profit under Florida law.

ARTICLE INAME OF CORPORATION

The name of this corporation shall be THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

ARTICLE IIDURATION

The Corporation shall have perpetual existence.

ARTICLE IIIPURPOSE

The purpose of the Corporation shall be to operate and manage the affairs and property of the development known as THE PATIO HOMES OF CHESTNUT CREEK, (Patio Homes), located in Sarasota County, Florida, to be developed and constructed on the property described in Exhibit A which is located in the CHESTNUT CREEK SUBDIVISION, and to perform all acts and assume all responsibilities incumbent upon it under the Declaration of Maintenance and Land Use Provisions for CHESTNUT CREEK, recorded in the Public Records of Sarasota County, Florida (the Declaration), as the Declaration may from time to time be amended and under the Second Supplemental Land Use Provisions for The Patio Homes of Chestnut Creek to be recorded in the Public Records of Sarasota County, Florida.

ARTICLE IV

POWERS

The Corporation shall have all of the statutory powers of a corporation not for profit, and all of the powers and duties set forth in the Declaration.

ARTICLE V

MEMBERS

The qualifications of members and the manner of their admission shall be as provided in the Declaration and regulated by the Bylaws.

ARTICLE VI

REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be at 3859 Bee Ridge Road, Suite 12, Sarasota, Florida 34233, and the registered agent at that address shall be David McNabb.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board of Directors shall be three, and their names and addresses are as follows:

<u>Name</u>	<u>Address</u>
David S. McNabb	3859 Bee Ridge Road Sarasota, Florida 34233
Richard Hamric	3859 Bee Ridge Road Sarasota, Florida 34233
Gary Emigh	3859 Bee Ridge Road Sarasota, Florida 34233

ARTICLE VIIIINDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors, present or past, shall be indemnified by the Corporation to the fullest extent permitted by law against all expenses and liabilities including attorneys' fees reasonably incurred in connection with any threatened, pending or completed action, suit or proceeding or settlement thereof in which they may become involved as a party or otherwise by reason of holding such office. The Corporation 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 IXRIGHTS OF DEVELOPER

McNABB HOMES, INC., a Florida corporation, the developer of the Patio Homes (Developer), shall have full right and authority to manage the affairs and exclusive right to elect a majority of the directors (who need not be lot owners) until:

- A. The Developer no longer intends to offer for sale to the public any of the lands described in Exhibit A; or
  - B. The developer no longer owns any of the land described in Exhibit A;
- whichever first occurs.

During the period Developer is in control of the Corporation, the directors shall exercise all rights that would otherwise be exercisable by the members.

FILED  
1988 OCT 12 AM 9:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

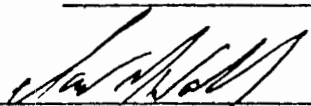
ARTICLE X  
INCORPORATORS

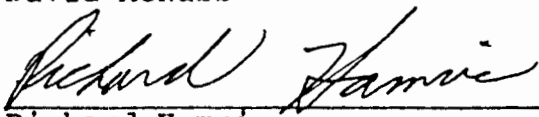
<u>Name</u>	<u>Address</u>
David S. McNabb	3859 Bee Ridge Road Sarasota, Florida 34233
Richard Hamric	3859 Bee Ridge Road Sarasota, Florida 34233
Gary Emigh	3859 Bee Ridge Road Sarasota, Florida 34233

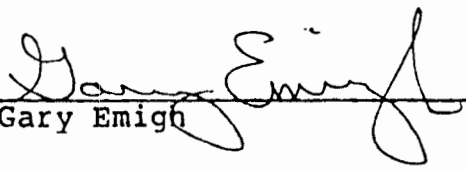
ARTICLE XI  
AMENDMENTS

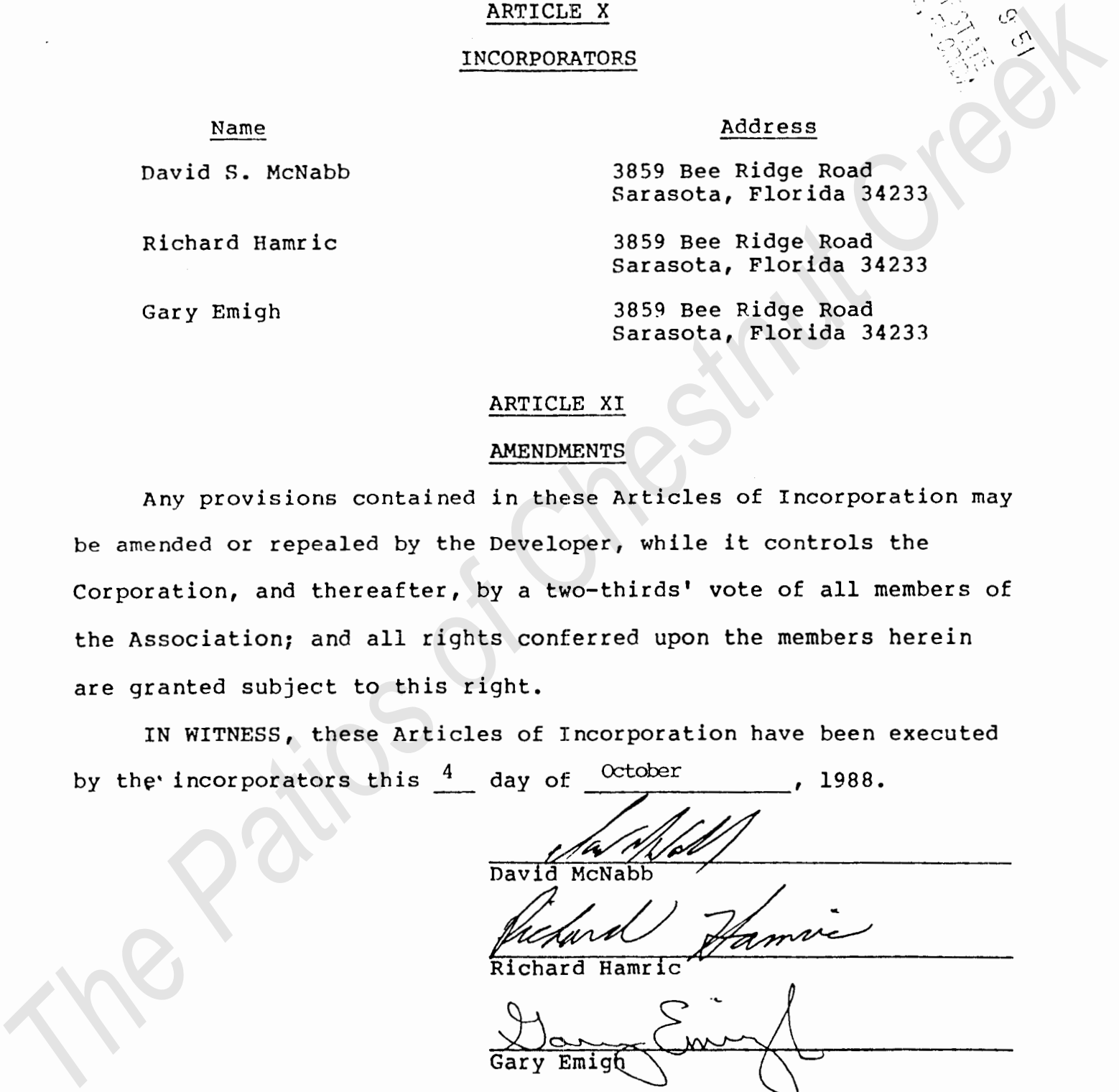
Any provisions contained in these Articles of Incorporation may be amended or repealed by the Developer, while it controls the Corporation, and thereafter, by a two-thirds' vote of all members of the Association; and all rights conferred upon the members herein are granted subject to this right.

IN WITNESS, these Articles of Incorporation have been executed by the incorporators this 4 day of October, 1988.

  
 \_\_\_\_\_  
 David McNabb

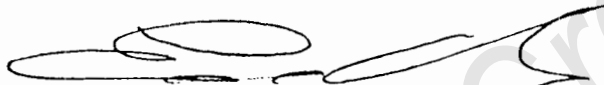
  
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 Richard Hamric

  
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 Gary Emigh



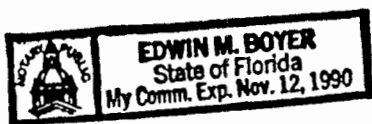
State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 4  
day of October, 1988, by David McNabb, Richard Hamric and Gary  
Emigh.



\_\_\_\_\_  
Notary Public

My Commission Expires:



FILED  
1988 OCT 12 11 09 AM  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The Patios of Chestnut Creek

THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. 1

FILED  
1988 OCT 12 11 30 AM '88  
SARASOTA COUNTY FLORIDA  
REGISTRY

A PARCEL OF LAND SITUATE IN THE SECTION 14, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "THE VILLAS OF CHESTNUT CREEK, UNIT NO. I" AS RECORDED IN PLAT BOOK 30, AT PAGE 13 THRU 13F PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 65° 50'08" WEST ALONG THE NORTHWESTERLY LINE OF SAID UNIT NO. I, 1070.99' TO THE MOST NORTHWESTERLY CORNER OF SAID UNIT NO I; THENCE NORTH 07°47'40" WEST, 373.49'; THENCE NORTH 22°55'13"EAST, 50.00'; THENCE NORTH 32°11'56"EAST, 266.43'; THENCE NORTH 08°55'02"EAST, 278.66'; THENCE NORTH 29°33'20"EAST, 179.28' TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS POINT LIES NORTH 86°57'25" WEST, 1271.86'; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 11.28' THROUGH A CENTRAL ANGLE OF 00°30'30"; THENCE NORTH 02°32'05"EAST, 71.54'; THENCE SOUTH 87°27'55"WEST, 120.00'; THENCE NORTH 84°23'45"EAST, 50.51' TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES NORTH 31°13'13"EAST, 25.00'; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 12.52' THROUGH A CENTRAL ANGLE OF 28°41'07"; THENCE SOUTH 87°27'55"EAST, 74.02' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 397.40' FOR AN ARC DISTANCE OF 37.64' THROUGH A CENTRAL ANGLE OF 05°25'34"; THENCE NORTH 123.59'; THENCE NORTH 11°47'18"EAST, 40.21' TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS POINT LIES NORTH 64°55'06"EAST, 25.00'; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 28.33' THROUGH A CENTRAL ANGLE OF 64°55'06"; THENCE EAST, 25.00' TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 39.27' THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH, 93.23' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 32.92' THROUGH A CENTRAL ANGLE OF 75°27'27"; THENCE SOUTH 77°52'39"EAST, 24.54' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 27.58' THROUGH A CENTRAL ANGLE OF 63°12'30"; THENCE SOUTH 00°22'34"EAST. 43.00' TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES NORTH 04°21'39"EAST, 320.57'; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 26.50' THROUGH A CENTRAL ANGLE OF 04°44'13" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 299.20' FOR AN ARC DISTANCE OF 73.22' THROUGH A CENTRAL ANGLE OF 14°01'17" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 13.87' THROUGH A CENTRAL ANGLE OF 31°47'08"; THENCE SOUTH 80°15'06"EAST, 50.06'; THENCE SOUTH 76°39'42"EAST, 126.68'; THENCE SOUTH 00°22'34"EAST, 627.64' TO THE P.O.B..

CONTAINING 18.845 ACRES OF LAND MORE OR LESS.