



Restated Article of Incorporation
of
Seahorse Park Homeowners Association, Inc.

April 26, 2023,



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Restated Article of Incorporation

Article One – Name

The name of this corporation shall be Sea Horse Park Homeowners Association, Inc

Article Two – Duration

This corporation shall have perpetual existence.

Article Three – Purpose

The purpose of this corporation shall be:

- A. To negotiate for, acquire, and operate a mobile home park, on behalf of the mobile home owners.
- B. To convert the mobile home park, once acquired, to a condominium, or cooperative, or offer condominium parcels for sale or lease in the ordinary course of business, or, in the case of conversion to a cooperative or other form of ownership to be the entity that owns the record interest in the property, and that is responsible for the operation of the property.

To contract, sue or be sued, with respect to the exercise or non-exercise of its powers.

- C. For these purposes, the powers of the association include, but are not limited to the following:
- D. To maintain and operate the park property, and to institute, maintain, settle or appeal actions for hearings in its name, including, but not limited to, the common property, structural components of a building or other improvements, mechanical, electrical and plumbing elements servicing the park property, and protests of ad valorem taxes on commonly used facilities.
- E. To make and collect assessments and to lease, maintain, repair, and replace common areas (upon purchasing the park).
- F. To purchase lots in the park and to acquire and hold, lease, mortgage, and convey them.
- G. Modify, move or create any easement for ingress or egress or for the purposes of utilities, if the easement constitutes a part of or crosses the park property, with or without the joinder of any unit owners. This section does not authorize the association to modify or



move any easement created in whole or in part for the use or benefit of anyone other than the members, without their consent or approval as required by law or the instrument creating the easement. Nothing in this section affects the rights of ingress or egress of any member of the association.

- H. To have and exercise all rights and powers conferred upon the corporations under the laws of the state of Florida, and the laws of the United States, those set forth in these articles of Incorporation and the by-laws of declarations or restrictions encumbering the park property to the extent that to do so is not inconsistent with Chapter 723 of the Florida statutes; provided, however, that this corporation is not empowered to engage in any activity that, in itself, is not a furtherance of its purpose as set forth in this article.

Article Four – Duties

The corporation shall:

- A. If the corporation has the authority to maintain a class action, the corporation may be joined in an action as representative of that class with reference to litigation and disputes involving the matters which the corporation could bring a class action, however nothing within shall limit the statutory or common law right of any individual owner or class of owners to bring any action which may be otherwise available.
- B. Include set forth in these articles of incorporation and the By-laws of the corporation, and any recorded declarations or restrictions encumbering the park property to the extent that to do so is not inconsistent with Chapter 723, Florida statutes.
- C. Maintain the records in the County where the property is located, according to good accounting practices, such records to be open to inspection by corporation members, or their authorized representatives, at reasonable times, and written summaries of such records to be supplied at least annually to such members, or their authorized representatives, and shall include, but not be limited to:
 - a. A record of all receipts and expenditures
 - b. An account for each member, designated in the name and current mailing address of the member, the amount of each assessment, dates and amounts in which the assessments come due, the amount paid upon the account, and the balance due



- D. Use its best efforts to obtain and maintain adequate insurance to protect the corporation and the park property, and make available for inspection by owners, at reasonable times, a copy of each policy of insurance.

Article Five – Membership

The corporation shall have no members or shareholders who are not bona fide owners of mobile homes in the park. At least two-thirds (2/3) of all home owners within the park have consented in writing to become members of the Association.

Article Six – Capital Stock

The maximum number of shares of No Par Value Common Stock that this corporation is authorized to have outstanding at any one time shall be equal to the total number of mobile home lots located within the mobile park home; at the present time there are 127 lots.

The shares may be divided into two series consisting of voting and non-voting stock as determined by the by-laws and the board of directors.

Article Seven – Initial Directors

The names and addresses of the three (3) initial directors are:

Janice Dennis, 4330 - 86th Lane North, St. Petersburg, FL.
Emerson Cohan, 8762 - 44th Avenue North, , St. Petersburg, FL.
Jim Graham, 8743 – 43rd Avenue North, , St. Petersburg, FL.

The number of directors may be increased or decreased from time to time, by the method stated in the by-laws; however, the number of directors shall never be less than three.

Article Eight – Incorporators

The initial incorporator is:

Jonathon James Delmonte,
Delmonte & Weimer, Suite 206,
Fortune Federal Building
7800 – 113th Street North,
Seminole, Florida. 33542



Article Nine – Registered Agent

The name of the registered agent is:

Jonathon James Delmonte

And the address of the initial registered office of this corporation is:

7800 – 113th Street North, Suite 206
Seminole, Florida. 33542

Article Ten – Voting Rights

The voting rights of the shareholders are governed by the by-laws of this corporation.

Article Eleven – Management of Corporate Affairs

The management of the corporate affairs is governed by the by-laws of this Association.

Article Twelve – Amendment

These articles of Incorporation may be amended in any manner provided by law. Every amendment shall be approved by the board of Directors, proposed by them to the shareholders, and approved at a shareholders' meeting by a majority vote of the stock entitled to vote hereon, unless all of the Directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment of these articles of Incorporation be made.



Sea Horse Park Homeowners Association, Inc
Restated Articles of Incorporation

Incorporation be made:

Johnathan James Delmonte, Incorporator

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Before me the undersigned authority, personally appeared JOHNATHON JAMES DELMONTE to me as well known to be the individual described in and who executed the foregoing Articles of Incorporation and who acknowledged before me that he executed the same for the purposes therein expressed.

Witnessed by my hand and official seal in the county and state named above, this 18th day of February 1986.



Notary Republic

Notary Republic State of Florida in Largo
My Commission Expires: Sept 20, 1988.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above named corporation, at the pace designated, I HERBY AGREE TO ACT in this capacity, and agree to comply with the provision of all statutes relative to the complete performance of my duties.

Jonathan James Delmonte



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