

ARTICLES OF INCORPORATION
OF

TRI CITY APARTMENT ASSOCIATION, INC.
(a corporation not for profit)

FILED
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RECEIVED
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF SARASOTA, FLORIDA

We, the undersigned, with other persons being desirous of forming a corporation under the Provisions of Chapter 617 of the Florida Statutes which are the corporation not for profit laws of the State of Florida, do agree to the following:

ARTICLE I -- NAME

The name of this corporation is "Tri City Apartment Association, Inc." a corporation not for profit.

ARTICLE II -- PURPOSES

The principal purpose of this corporation is to provide effective communication among the members of the corporation on matters effecting their welfare and to serve as a spokesman for the members in those areas where they have common interest being ever mindful of our obligations to all regulations governing the free enterprise system, and to adopt a code of ethics for the members in order to insure these purposes are fulfilled, and to perform any other lawful purposes provided that all such purposes are not for pecuniary profit.

ARTICLE III -- QUALIFICATION OF MEMBERS

Each member must be a representative of one who owns and operates a rental apartment community having no less than five (5) rental units which owner/operator subscribes to and agrees to abide by the code of ethics as adopted by the Association. The initial members of; this corporation shall consist of the subscribers to these articles and directors listed herein, and such other persons as shall be elected to membership upon application therefor by majority vote of those present and voting at a regular meeting of the Board of Directors. Each member shall be entitled to one vote at all meetings of members. Removal of members may be provided for in the By-laws.

ARTICLE IV -- TERM OF EXISTENCE

This corporation is to exist in perpetuity.

ARTICLE V -- SUBSCRIBERS

Harlene Vorkler
1851 Beneva Road, Apt. 406
Sarasota, Florida 33580

Penny Hines
6904 Manatee Avenue West, Apt. 31B
Bradenton, Florida 33505

Nancy Swistek
1065 Orienta Avenue, Apt. 3500D
Sarasota, Florida 33580

ARTICLE VI -- OFFICERS

Section 1 -- The officers of this corporation shall be a president, a vice president, a secretary-treasurer, and such other officers as may be provided for in the By-laws.

Section 2 -- The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

Harlene Verkler	President
Penny Hines	Vice President
Nancy Swistek	Secretary-Treasurer

Section 3 -- The officers shall be elected at the annual meeting of the Board of Directors and hold office in accordance with or as provided for in the By-laws.

ARTICLE VII -- BOARD OF DIRECTORS

Section 1 -- Business affairs of the corporation shall be managed by the Board of Directors. This corporation shall have five directors initially. The number of directors may be increased or decreased from time to time by the By-laws, but shall never be less than three (3).

Section 2 -- The Board of Directors must be members of the corporation.

Section 3 -- Members of the Board of Directors shall be elected and hold office in accordance with the By-laws.

Section 4 -- The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting are:

Bob Morgan
2651 Leafy Lane, Apt.
Sarasota, Florida 33580

Jeanette Smith
5050 Beneva Road So., Apt. 1002
Sarasota, Florida 33580

Bill Johnson
1000 No. Lockwood Ridge Road, Apt. 105A
Sarasota, Florida 33580

Rob Bruner
4815 Bradenton Road, Apt. 3
Sarasota, Florida 33580

Virgil Baker
7520 So. Leewynn Drive, Plaza Apartments
Sarasota, Florida 33580

ARTICLE VIII -- BY-LAWS

Section 1 -- The Board of Directors of this corporation may provide such By-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Section 2 -- Upon proper notice the By-laws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE IX -- AMENDMENT

Section 1 -- These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a majority vote of those present.

Section 2 -- Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the By-laws of Intent to submit such amendments.

ARTICLE X -- LOCATION

The location of this corporation shall be at 1851 Beneva Road, Sarasota, Florida 33580.

ARTICLE XI -- DISSOLUTION

Should this corporation for any reason, at any time be dissolved, none of the assets of the corporation shall vest in any member of the corporation, either directly or indirectly. In any such event the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of this corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations as shall at the time qualify as an exempt organization or organizations under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine.

IN WITNESS WHEREOF, we, the undersigned, subscribing incorporators, have hereunto set our hands and seals, this 16th day of MARCH, A.D., 1977, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

Harlene Verklor
Subscriber

Penny Nixon
Subscriber

Nancy Swistek
Subscriber

I HEREBY ACCEPT DESIGNATION AS RESIDENT AGENT.

Harlene Verklor
Harlene Verklor
Both the registered office and the
registered agents address is 1851
Beneva Road, Sarasota, Florida 33580.

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY, that on this day before me, a Notary Public, duly authorized in the State and County named above to take acknowledgements, personally appeared HARLENE VERKLER, PENNY HINES, and NANCY SWISTEK, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation.

WITNESS my hand and official seal in the County and State names above this Thursday of MARCH, A.D., 1977.

Mary A. Oliver
Notary Public

My Commission Expires: OCTOBER 19, 1980