

Prepared by and return to:  
Bennett L. Rabin, Esq.  
Rabin Parker, P.A.  
28059 U.S. 19 North, Suite 301  
Clearwater, Florida 33761

**NOTICE OF FILING OF REVIVED GOVERNING DOCUMENTS FOR  
THE HOLIDAY CLUB UNIT #1, a subdivision of HOLIDAY TRUST, INC.  
PASCO COUNTY, FLORIDA**

Pursuant to Section 720.407, Florida Statutes, this is to certify that the attached documents are the revived governing documents of The Holiday Club Unit #1, Holiday Trust, Inc., following action taken by the membership and approved by the State of Florida Department of Economic Opportunity:

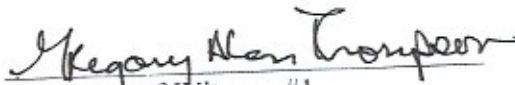
1. Restrictive Covenants for The Holiday Club Unit #1, originally recorded in Official Records Book 227, Page 587, of the Public Records of Pasco County, Florida;
2. Articles of Incorporation of Holiday Trust, Inc., originally filed with the State of Florida, Department of State, on January 11, 1988; and
3. Bylaws of Holiday Trust, Inc., as Amended and Adopted on July 26, 2012.

In accordance with the requirements of the subject statutory provision, also attached are the following exhibits:

4. Exhibit "A" - Approval letter from the Florida Department of Economic Opportunity dated November 22, 2019; and
5. Exhibit "B" - Legal descriptions of each of the affected parcels.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed by its duly authorized officers, on this 11 day of DECEMBER 2019.

HOLIDAY TRUST, INC.

  
Signature of Witness #1

By:   
Bryant A. King, President

Gregory Alan Thompson  
Printed Name of Witness #1

Regina D. King  
Signature of Witness #2

By: [Signature]  
MARY ANN HOLTZMAN, Secretary

Regina D. King  
Printed Name of Witness #2

STATE OF FLORIDA     )  
COUNTY OF PASCO    )

The foregoing instrument was acknowledged before me this 11 day of December, 2019, by Bryant A. King and MARY ANN HOLTZMAN ~~President~~ and Secretary, respectively, of HOLIDAY TRUST, INC., on behalf of the corporation, who acknowledged that they executed this document on behalf of the corporation. They are  personally known to me or  have produced \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC - State of Florida at Large



*Handwritten mark*

RESTRICTIVE COVENANTS

STATE OF FLORIDA  
 COUNTY OF PASCO

WHEREAS, SUNRAY INVESTORS, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, OF THE COUNTY OF HILLSBOROUGH, IN THE STATE OF FLORIDA, are owners of all the following described property, situated, lying and being in the County of Pasco, State of Florida, to wit:

- \* The Holiday Club Unit # 1, as per map or plat thereof recorded in Plat Book 7, on Page 119, of the Public Records of Pasco County, Florida.

WHEREAS, the said Owners are desirous of placing certain restrictions on the above-described property:

NOW THEREFORE, the said Owners do hereby impose the following restrictions on all of the said property hereinabove described; these covenants and restrictions are to run with the land and shall be binding on all claiming by, through or under the said owners.

1. This property shall be used for residential purposes only.
2. That Holiday Lane, Beachway Lane and Weekend Lane, shown on the plat of the Holiday Club, Unit # 1, are hereby dedicated for the use of all owners in the subdivision, and their assigns, and nominees, hereby granting unto said owners and their assigns and nominees, all rights of ingress and egress, as accrue to the owners of any dedicated street. And the owners hereby agree that they will convey the fee simple title to said streets and recreation lots to a federal bank, state bank or trustee in trust, for such purposes as laid out in the trust deed, granting in such trust conveyance the right to levy annual assessments on all owners of the property in the subdivision for such maintenance.
3. All Buildings erected on the land in said subdivision shall be located no closer than fifteen (15) feet from the front of the property line, and no dwellings shall be erected closer than seven and one-half (7½) feet from the sidelines of any building plot. No garage or other outbuilding erected in the tract shall be used as a residence, temporarily or permanently, and no outbuilding may be erected except a garage, for not more than two cars. Also, no garage shall be erected on any lot prior to the construction of a dwelling, and must conform architecturally with the dwelling.
4. Any items placed on any of the tracts hereinbefore described shall be approved by SUNRAY INVESTORS, INC.
5. No docks shall be erected by the owners of any property in said subdivision without the written consent of the said SUNRAY INVESTORS, INC. and such docks or dock shall be erected according

to plans or specifications approved by the said SUNRAY INVESTORS, INC.

6. The said SUNRAY INVESTORS, INC. reserve the right to allow property owners in said subdivision to erect boat houses but such boat houses must be of a construction and type of architecture conforming to existing construction. Such consent by the said SUNRAY INVESTORS, INC., shall be in writing and such building or buildings shall be erected according to plans and specifications approved by the said SUNRAY INVESTORS, INC.

7. No masonry or wooden walls or any type fences shall be erected on any of said property of a height higher than three (3) feet, and no front yards shall be fenced unless approved by SUNRAY INVESTORS, INC.

8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. No buildings shall be moved on to any lot or parcel in the area covered by these restrictions, it being the intent of this imposition of restrictions that any and all buildings on any of the property hereinbefore described shall be constructed thereon.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes, and except those horses that are kept on the property for the use of the owners. Also, no boat with any type motor shall be operated on any water abutting

11. No sign of any kind shall be displayed to the public view on any lot in said subdivision except that one sign of not more than five (5) square feet advertising the property for sale or rent or such signs as are used by a builder to advertise the property during the construction and sales period may be placed on such lot.

12. If the parties hereto or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

13. All of the rights of the said SUNRAY INVESTORS, INC. in connection with the enforcement of any of the foregoing restrictions, together with its right of approval of any and all plans and specifications, shall extend to its successors and assigns and if in the event the said SUNRAY INVESTORS, INC., shall be dissolved according to law without transferring its rights to a successor, the property owners in said subdivision may elect or appoint a committee composed of not less than three (3) persons, said committee to be elected by a majority vote of said property owners, which said committee shall

succeed to all of the rights of the said SUNRAY INVESTORS, INC. as set out in this Declaration of Restrictions.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, and their seals to be hereto affixed this 26th day of April, A.D. 1963.

ATTEST:  
*Nate DeLisi*  
Nate DeLisi, Secretary

SUNRAY INVESTORS, INC.  
*R. B. Lane*  
R. B. Lane, President

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared R. B. Lane and Nate DeLisi well known to me to be the President and Secretary respectively of the corporation named in the foregoing agreement, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State aforesaid this 26th day of April, A.D. 1963.

*John DeLisi*  
Notary Public

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 9, 1965  
Bonded by Aetna Insurance Company

STANLEY BURNSIDE  
CLERK OF THE COURT





# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of HOLIDAY TRUST, INC., a corporation organized under the laws of the State of Florida, filed on January 11, 1988, as shown by the records of this office.

The document number of this corporation is N24294.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty-ninth day of October, 2018



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State



FLORIDA DEPARTMENT OF STATE

**THE ATTACHED COPIES ARE  
THE BEST AVAILABLE.**

**SOME OR ALL OF THE ORIGINAL  
DOCUMENTS SUBMITTED FOR  
FILING WERE NOT SUITABLE FOR  
MICROFILMING.**



61

N24294

FILED  
JUL 11 1935  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
HOLIDAY TRUST, INC.

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under 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 HOLIDAY TRUST, INC.

ARTICLE II

DURATION

The term of existence of the Corporation is perpetual and the Corporate existence will commence on the filing of these Articles by the Department of State.

ARTICLE III

GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the corporation shall be the operation and management of the affairs and property of the Holiday Club located in Odessa, in the County of Pasco, Florida. The Corporation is organized in order to engage in any lawful purposes not for pecuniary profit.

ARTICLE IV

DIRECTORS

There shall be seven members of the Board of Directors of the Corporation. The names and addresses of the persons who are to serve as Directors until the first election thereof are:

John Fuller  
13949 Friendship Lane  
Odessa, Florida 33556

Fred Gray  
13843 Nice Lane  
Odessa, Florida 33556

Lee Kohanyi  
13913 Nice Lane  
Odessa, Florida 33556

Mary Lou Korporal  
13820 Friendship Lane  
Odessa, Florida 33556

Harry Oleson  
1741 Beachway Lane  
Odessa, Florida 33556

Greg Roe  
13834 Nice Lane  
Odessa, Florida 33556

Ken Tudor  
13916 Windfall Lane  
Odessa, Florida 33556

#### ARTICLE V

##### REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be located at 1 East Main Street, New Port Richey, Florida 34652, and the registered agent at that address shall be MARK A. SPENCE.

#### ARTICLE VI

##### MEMBERS

The members of the Corporation shall be the subscribers hereto and all other persons who shall be approved by a majority vote of the officers elected by the Board of Directors of the Corporation.

ARTICLE VII

SUBSCRIBERS

The names and residence addresses of the subscribers of these Articles of Incorporation are:

John Fuller  
13949 Friendship Lane  
Odessa, Florida 33556

Fred Gray  
13843 Nice Lane  
Odessa, Florida 33556

Lee Kohanyi  
13913 Nice Lane  
Odessa, Florida 33556

Mary Lou Korporal  
13820 Friendship Lane  
Odessa, Florida 33556

Harry Oleson  
1741 Beachway Lane  
Odessa, Florida 33556

Greg Roe  
13834 Nice Lane  
Odessa, Florida 33556

Ken Tudor  
13916 Windfall Lane  
Odessa, Florida 33556

ARTICLE VIII

INCOME DISTRIBUTION

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

ARTICLE IX

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 X

BYLAWS


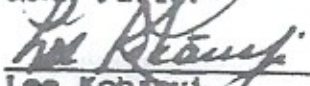


The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-laws.

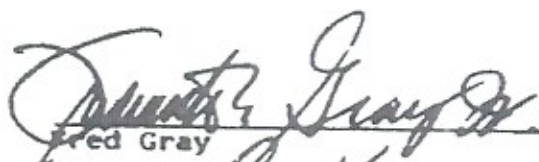

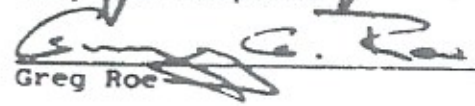
ARTICLE XI

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 set our hands and seals this 29 day of DECEMBER, 1987.

  
\_\_\_\_\_  
John Fuller  
  
\_\_\_\_\_  
Lee Kohanyi  
  
\_\_\_\_\_  
Harry Oleson  
  
\_\_\_\_\_  
Ken Tudor

  
\_\_\_\_\_  
Fred Gray  
  
\_\_\_\_\_  
Mary Lou Korporeal  
  
\_\_\_\_\_  
Greg Roe

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY, that on this day before me, an officer duly qualified to take acknowledgments, personally appeared before me  
JOHN FULLER, FRED GRAY, LEE KOHANYI, MARY LOU KORPORAL, HARRY OLESON, GREG ROE, AND KEN TUDER, to me known to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged before me that they executed the same for the

purpose therein expressed.

WITNESS my hand and official seal at County and State  
last aforesaid this 29<sup>th</sup> day of December, 1987.

Barbara K. Rohanji  
Notary Public

My Commission Expires:

Notary Public, State Of Florida At Large  
My Commission Expires Sept. 12, 1990  
Under No. 20720 Department Treasury of Finance

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CERTIFICATE DESIGNATING REGISTERED AGENT  
AND PLACE OF BUSINESS FOR THE SERVICE OF PROCESS WITHIN FLORIDA,  
AND  
ACCEPTANCE OF AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 38.091 and 607.034, Florida Statutes, the following is submitted:

FIRST that HOLIDAY TRUST, INC., desiring to organize under the laws of the State of Florida, has named MARK A. SPENCE, 1 East Main Street, New Port Richey, Florida 34652, as its agent to accept service of process within Florida.

DATED: Dec. 29, 1987

*Neil Stumpf*  
Director.

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.

DATED: 1/5/88

*Mark A. Spence*  
MARK A. SPENCE  
REGISTERED AGENT



BY-LAWS

OF

HOLIDAY TRUST, INC.

Amended  
+  
Adopted  
7/26/12  
cem

ARTICLE I. MEETINGS OF MEMBERSHIP.

Section 1. Annual Meeting. The annual meeting of the Membership of this corporation shall be held on the first Saturday in the month of December of each year. No notice thereof shall be required unless the Membership is notified by mail, not less than 10 days prior to the regularly scheduled annual meeting, of a different date in the month of December selected by the Board of Directors of the corporation. The notice setting such date for such substitute meeting shall also set the time and place of same, which unless otherwise stated, shall be held at the same time and place as the regularly scheduled annual meeting provided for above, which shall be held on the common areas of the Trust property at 2:00 o'clock P.M. Business transacted at the annual meeting shall include the presentation and review of the annual budget and assessments.

Section 2. Special Meetings. Special meetings of the Membership shall be held when directed by the President or at the request of three (3) members of the Board of Directors, or when requested in writing by the Membership representing not less than a majority of the voting rights entitled to vote upon the most recent annual budget of Holiday Trust in accordance with Paragraphs 6 and 12 of the Holiday Club Consolidated Trust recorded in Official Records Book 1717 at Page 433 of the of Pasco County, Florida, as amended. A meeting requested

Membership in accordance herewith shall be called for a date not less than 10 nor more than 20 days after the request is made, unless the Membership requesting the meeting designates a later date. The call for the meeting shall be issued by the Secretary, unless the President, Board of Directors, or Membership requesting the meeting shall designate another person to do so.

Section 3. Place. Meetings of the Membership shall be held upon the property of the Consolidated Trust of The Holiday Club, Units 1, 2 and 3, in Pasco County, Florida, or at such other place as may be designated by the Board of Directors.

Section 4. Notice. Written notice stating the place, day and hour of the annual meeting shall be conspicuously posted at the entrance to the Holiday Club subdivisions, and at such other place or places as the Board of Directors shall designate. In the case of a special meeting, the notice shall state the purpose or purposes for which the meeting is called, shall be delivered not less than 5 nor more than 15 days before the meeting, either personally or by first class mail, by or at the direction of the President, the Secretary or the officer or persons calling the meeting, to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the annual assessment records of the corporation, with postage thereon prepaid.

Section 5. Notice of Adjourned Meeting. When a meeting is adjourned to another time or place, it shall not be necessary to

give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, and at the adjourned meeting any business may be transacted that might have been transacted on the original date of the meeting. If, however, after the adjournment the Board of Directors fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given as provided in this Article to each member of record.

Section 6. Membership Quorum and Voting. Twenty-five (25%) percent of the eligible votes of the Membership, in person or by proxy, shall constitute a quorum at a meeting of the Membership.

If a quorum is present, the affirmative vote of a majority of the eligible votes of the Membership represented at the meeting and entitled to vote on the subject matter shall be the act of the Membership unless otherwise provided by law.

Section 7. Proxies. A member may vote either in person or by proxy executed in writing by the member. No proxy shall be valid after the duration of 11 months from the date thereof unless otherwise provided in the proxy.

Section 8. Action by Membership Without a Meeting. Any action required by law, these by-laws, or the Articles of Incorporation of this corporation to be taken at any annual or special meeting of the Membership, or any action which may be taken at any annual or special meeting of the Membership, may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, shall

be signed members holding not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all members entitled to vote thereon were present and cast all eligible votes.

## ARTICLES II. DIRECTORS

Section 1. Function. All corporate powers shall be exercised by or under the authority of, and the business affairs of the corporation shall be managed under the direction of, the Board of Directors.

Section 2. Qualification. Directors shall be members in good standing of this corporation at the time of election and for the duration of their tenure in office. Good standing shall mean that the annual assessments have been paid and that there are no outstanding liens for prior unpaid assessments of the Holiday Consolidated Trust.

Section 3. Presumption of Assent. A director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless he votes against such action or abstains from voting in respect thereto because of an asserted conflict of interest.



Section 4. Number. This corporation shall have not less than five (5) and not more than seven (7) directors.

Section 5. Election and Term. Each person elected as a member of the Board of Directors shall hold office for a term of two (2) years or until his successor shall have been elected and

qualified or until his earlier resignation, removal from office or death.

The terms of director shall be staggered so as to elect, as nearly as possible, one-half (1/2) of the directors each year.

The election of directors shall be by written ballot mailed to all members of the Corporation eligible to vote upon the annual assessment of the Holiday Consolidated Trust For The Holiday Club, Units 1, 2, and 3. The total number of votes shall be allocated among the Membership in accordance with the provisions of paragraphs 6 and 12 of the Holiday Consolidated Trust recorded in Official Records Book 1717, at page 433, of the Public Records of Pasco County, Florida, as amended.

  
  
Ballots for election of directors shall be mailed to the Membership not later than September 1st of each year. Ballots must be returned to and received by the corporation not later than 21 days from the date of mailing of the ballots. Ballots shall be officially counted within three (3) days after the final date for return receipt of ballots by the corporation and the newly elected directors shall take office not later than October 1st of each year.

Section 6. Vacancies. Any vacancy occurring in the Board of Directors, including any vacancy created by reason of an increase in the number of directors, may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the Board of Directors. A director elected to fill a vacancy shall hold office only until the next election of direc-

tors by the Membership.

Section 6. Removal of Director. At a meeting of Membership called expressly for that purpose, any director of the entire Board of Directors may be removed, with or without cause, by a vote of the holders of a majority of the voting rights then entitled to vote at an election of directors in accordance with these by-laws.

Section 7. Quorum and Voting. A majority of the number of directors fixed by these bylaws shall constitute a quorum for the transaction of business. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 8. Executive and Other Committees. The Board of Directors, by resolution adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution shall have and may exercise all the authority of the Board of Directors, except as is provided by law.

Section 9. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly.

Section 10. Time, Notice and Call of Meetings. Regular meetings of the Board of Directors shall be held without notice on the 4th Thursday in each month. Written notice of the time and place of special meetings of the Board of Directors shall be given to each director by either personal delivery, telegram or

cablegram at least 3 days before the meeting or by notice mailed to the director at least 5 days before the meeting.

Notice of a meeting of the Board of Directors need not be given to any director who signs a waiver of notice either before or after the meeting. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

A majority of the directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Director to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the item and place of the adjourned meeting are announced at the time of the adjournment, to the other directors.

Meetings of the Board of Director may be called by the chairman of the Board of directors of the corporation or by any two directors.

Members of the Board of Directors may participate in a meeting of such board by means of a conference telephone or

similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

Section 11. Action Without a Meeting. Any action required to be taken at a meeting of the Board of Directors, or any action which may be taken at a meeting of the Board of Directors or a committee thereof, may be taken without a meeting if a consent in writing, setting forth the action so to be taken, signed by all the directors, or all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the board or of the committee. Such consent shall have the same effect as a unanimous vote.

### ARTICLE III. OFFICERS

Section 1. Officers. The officers of this corporation shall consist of a president, a vice-president, a secretary and a treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time. Any two or more offices may be held by the same person.

Section 2. Duties. The officers of this corporation shall have the following duties:

The President shall be the chief executive officer of the corporation, shall have general and active management of the business and affairs of the corporation subject to the directions



of the Board of Director, and shall preside at all meetings of the Membership and Board of Director. In addition to, and not in limitation upon the foregoing, the President shall have the following specific duties:

1. To act as Chairman of the Board of Directors and as presiding officer at each meeting; and to ascertain that a quorum is present; and, to declare the meeting adjourned;
2. To prepare an agenda of the meeting;
3. To put to a vote all motions that legitimately come before the Board;
4. To enforce the rules and regulations of the Board;
5. To expedite business of the Board in every way compatible with the rights of members;
6. To serve as ex-officio member of all committees;
7. To sign all contracts and agreements authorized by the Board;
8. To act as chairman of the annual meeting and to present a verbal report of Board activities to the members at this meeting.

The Vice-President shall act for the President in the absence of the President. The Vice-President shall also serve as the Chairman of a standing Rules Committee; and, in this capacity, the Vice-President may appoint a committee from the Membership at large. The Vice-President shall also act as Vice-Chairman of the Board of Directors and shall preside over meetings of the Board of Directors in the absence of the Chairman.

The Secretary shall have custody of, and maintain, all of the corporate records except the financial records; shall record the minutes of all meetings of the Membership and Board of Directors, send all notices of all meetings and perform such other duties as may be prescribed by the Board of Directors or the President. In addition to; and not in limitation of the foregoing, the Secretary shall have the following specific

duties:

1. To keep the minutes of the proceedings of the Board;
2. To notify each of the Board members of the upcoming meetings;
3. To serve as custodian of records except those specifically assigned to others.

The Treasurer shall have custody of all corporate funds (and Trust Funds) and financial records, shall keep full and accurate accounts of receipts and disbursements and render accounts thereof at the annual meetings of the Membership and whenever else required by the Board of Directors or the President, and shall perform such other duties as may be prescribed by the Board of Directors or the President. In addition to, and not by way of limitation of the foregoing, the Treasurer shall have the following specific duties:

1. To be entrusted with the care and custody of all monies belonging to the HTI and to be solely responsible for such monies or securities of the HTI;
2. To deposit in a regular commercial bank or trust company a sum not exceeding \$5,000.00 and to invest the balance of the HTI funds in such investments as shall be legal for an FDIC bank in the State of Florida;
3. To disperse the funds of the HTI as directed by the Board;
4. To be a signatory of all checks;
5. To make a full financial report which shall be mailed to each property owner each year.

Section 3. Removal of Officers. An officer or agent elected or appointed by the Board of Directors may be removed by the board whenever in its judgment the best interests of the corporation will be served thereby.

Any vacancy in any office may be filled by the Board of

Directors.

ARTICLE IV. VOTING.

Upon all votes involving written ballot, the President shall appoint a committee of three (3) who shall act as "Inspectors of Election", and who shall, at the conclusion of balloting, certify the results thereof in writing to the President. The certification so provided shall be affixed to the official minutes of the meeting at which such voting occurred. No Inspector shall be a candidate for office of this corporation or personally interested in the question voted upon except in his capacity as a member of the general Membership.

ARTICLE V. BOOKS AND RECORDS.

Section 1. Books and Records. This corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its Membership, Board of Directors and committees of directors.

This corporation shall keep at its office a record of its Membership, giving the names and addresses of all members and the number of votes held by each.

Any books, records and minutes may be in written form or in any other form capable of being converted into written form within a reasonable time.

Section 2. Members Inspection Rights. Any person who is a member of record, in good standing, upon written demand stating the purpose thereof, shall have the right to examine, in person

or by agent or attorney, at any reasonable time or times for any proper purpose its relevant books and records of accounts, minutes and records of Membership and to make extracts therefrom.

#### ARTICLE VI. DUES.

The dues of the membership of this Corporation shall be the annual assessment of the Holiday Consolidated Trust For The Holiday Club, Sections 1, 2 and 3 as recorded in Official Records Book 1717 at Page 433, of the public Records of Pasco County, Florida as amended, and any special or additional assessments made in accordance with the Holiday Club Consolidated Trust and these By-Laws.

#### ARTICLE VII. SALARIES.

The Board of Directors shall hire, and fix the compensation of any and all employees of the Corporation and/or the Holiday Consolidated Trust which the Board, in its discretion, determines to be necessary for the conduct of the business and responsibility of this Corporation as Trustee of the Holiday Consolidated Trust.

#### ARTICLE VIII. CORPORATE SEAL.

The Board of Directors shall provide a corporate seal which shall be in circular form.

#### ARTICLE IX. NEW OR REPLACEMENT HOMES

No buildings, structures or trailers shall be moved on to any lot or parcel. All buildings or structures on any property in the area covered by these restrictions shall be constructed thereon. Any grandfathered-in buildings or structures shall be excluded.

#### ARTICLE X. AMENDMENT.

These bylaws may be altered, amended or repealed, and new bylaws may be adopted, by an affirmative vote a majority of the Board of Directors present at any meeting at which a quorum of the Board of Directors is present, in person, or by written waiver and consent, provided notice of such proposed alteration amendment, repeal, or adoption was given in accordance with these by-laws or unless such notice is waived in writing by all directors.

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

November 22, 2019

Bennett L. Rabin, Esq.  
Rabin Parker, P.A.  
28059 U.S. Highway 19 North, Suite 301  
Clearwater, Florida 33761

**Re: Holiday Trust, Inc., Holiday Club Unit #1; Approval;  
Determination Number: 19239**

Dear Mr. Rabin:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Holiday Trust, Inc., Holiday Club Unit #1 (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/ss/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

Exhibit

"A"

pg 1 of 2

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**NOTICE OF ADMINISTRATIVE RIGHTS**

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF THE DATE OF FILING OF THE DETERMINATION AS INDICATED ON THE CERTIFICATE OF SERVICE. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230  
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF THE DATE OF THE FILING OF THE DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

Exhibit "A"  
Pg 2 of 2

# The Holiday Club Unit #1

	A	B	C	D	E	F
	OWNER(S) NAME(S)	LEGAL	PLAT	PHYS_ADDR_1	PHYS_CITY	PHYS ZIP
1	*****	Block 1, Lot 11	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
2	ALVAREZ TRINA JOHN HARRIS	Block 1, Lot 29	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
3	ARTLIP RENAE & PETER	Block 5, Lot 1	HOLIDAY CLUB UNIT 1 PB 7 PG 119	WEEKEND LANE	ODESSA	33556
4	BRADY TERRY W	Block 2, Lot 10	HOLIDAY CLUB UNIT 1 PB 7 PG 119	WEEKEND LANE	ODESSA	33556
5	CHANDLER JOHN D & SUSAN M T	Block 2, Lot 15	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
6	DICKS SUSAN J	Block 1, Lot 7	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
7	DUGAN KAREN D	Block 1, Lot 13	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
8	ENOS GABRIELLE	Block 5, Lot 4	HOLIDAY CLUB UNIT 1 PB 7 PG 119	WEEKEND LANE	ODESSA	33556
9	FADELY KEVIN & SANDERFOR TAYLOR	Block 1, Lot 27	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
10	FARLEY PAUL	Block 1, Lot 1	HOLIDAY CLUB UNIT 1 PB 7 PG 119	FRIENDSHIP LANE	ODESSA	
11	GONZALEZ DENISE M	Block 3, Lot 5	HOLIDAY CLUB UNIT 1 PB 7 PG 119	FRIENDSHIP LANE	ODESSA	33556
12	GONZALEZ KENNETH A	Block 2, Lot 11	HOLIDAY CLUB UNIT 1 PB 7 PG 119	NO PHYSICAL ADDRESS		
13	GUSTAFSON LINDA K	Block 2, Lot 9	HOLIDAY CLUB UNIT 1 PB 7 PG 119	WEEKEND LANE	ODESSA	33556
14	HARRELL BETTY P	Block 2, Lots 18 & 19	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
15	HARRIS TENA M	Block 1, Lot 30	HOLIDAY CLUB UNIT 1 PB 7 PG 119	BEACHWAY LANE	ODESSA	33556
16	HENDERSON ELMER PAUL & DONNA L	Block 2, Lot 13	HOLIDAY CLUB UNIT 1 PB 7 PG 119	NO PHYSICAL ADDRESS		
17						

Note: Parcels in which the owner has qualified for protected address status pursuant to Florida Statutes § 119.071 are denoted with



The Holiday Club Unit #1

	A	B	C	D	E	F
	OWNER(S) NAME(S)	LEGAL	PLAT	PHYS_ADDR_1	PHYS_CITY	PHYS ZIP
1						
18	HENDERSON ELMER PAUL JR	Block 2, Lot 12	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1811 WEEKEND LANE	ODESSA	33556
19	HOLCOMB STEPHEN JOEL & LAURA S	Block 2, Lot 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1917 WEEKEND LANE	ODESSA	33556
20	HOLIDAY TRUST INC	Block 1, Lot 28	HOLIDAY CLUB UNIT 1 PB 7 PG 119			
21	HOLIDAY TRUST INC	Block 3, Lots 1, 2 & 3 UNNUMBERED LOT	HOLIDAY CLUB UNIT 1 PB 7 PG 119	13717 FRIENDSHIP LANE	ODESSA	33556
22	HOLIDAY TRUST INC	DESC AS COM AT NW CORNER OF LOT 1 BLK 3 TH S00DG 30' 30"W 155.00 FT TO NLY BDY HOLIDAY LN TH N89DG 29' 30"W ALG NLY BDY 173.66 FT TH ON ARC OF CURVE TO R				
23	HOLIDAY TRUST INC	ALL STREETS & ROADS	HOLIDAY CLUB UNIT 1 PB 7 PG 119	13648 FRIENDSHIP LANE	ODESSA	33556
24	HOOVER ANITA L	Block 2, LotS 16 & 17	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1768 BEACHWAY LANE	ODESSA	33556
25	HOOVER BRIAN	Block 1, Lot 19 & part of Lot 18	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1765 BEACHWAY LANE	ODESSA	33556
26	HOSTIA RUDDY	Block 1, Lot 8	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1831 BEACHWAY LANE	ODESSA	33556
27	KELLY THOMAS J	Block 1, Lot 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1917 BEACHWAY LANE	ODESSA	33556
28	KING BRYANT A & REGINA D	Block 1, Lot 16	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1777 BEACHWAY LANE	ODESSA	33556





## The Holiday Club Unit #1

	A	B	C	D	E	F
	OWNER(S) NAME(S)	LEGAL	PLAT	PHYS_ADDR_1	PHYS_CITY	PHYS ZIP
29	KINSELLA SEAN F	Block 2, Lot 3	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1913 WEEKEND LANE	ODESSA	33556
30	LANSING PATRICIA F	Block 2, Lot 23	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1830 BEACHWAY LANE	ODESSA	33556
31	LAVIN MICHAEL & KATHRYN	Block 2, Lot 20	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1816 BEACHWAY LANE	ODESSA	33556
32	LAVIN MICHAEL D & KATHRYN D	Block 1, Lots 25 & 26	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1729 BEACHWAY LANE	ODESSA	33556
33	LAVIN MICHAEL D & KATHRYN D	Block 5, Lot 5	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1820 WEEKEND LANE	ODESSA	33556
34	LEDMAN JANIS Z	Block 3, Lot 4	HOLIDAY CLUB UNIT 1 PB 7 PG 119	13733 FRIENDSHIP LANE	ODESSA	33556
35	LEISURE APRIL MAY	Block 2, Lot 26	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1902 BEACHWAY LANE	ODESSA	33556
36	LITTLE THOMAS D JR & LITTLE NANCY KING MARTIN THOMAS JR & LUDWIGSON	Block 1, Lot 17 & part of Lot 18	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1771 BEACHWAY LANE	ODESSA	33556
37	KATHERINE	Block 2, Lot 21	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1820 BEACHWAY LANE	ODESSA	33556
38	MCCOY SHARON E	Block 2, Lot 14	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1801 WEEKEND LANE	ODESSA	33556
39	MCDANIEL LINDA S	Block 1, Lot 12	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1811 BEACHWAY LANE	ODESSA	33556
40	MCGREGOR BARBARA JO	Block 2, Lot 25	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1840 BEACHWAY LANE	ODESSA	33556
41	MITCHELL TERRY G & MITCHELL SHERI L	Block 2, Lot 6	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1841 WEEKEND LANE	ODESSA	33556
42	MOLTER MARK & DIMAIO MEGAN OLESON S MELODIE, TRUSTEE, OLESON	Block 1, Lot 22	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1747 BEACHWAY LANE	ODESSA	33556
43	FAMILY TRUST	Block 1, Lot 23	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1741 BEACHWAY LANE	ODESSA	33556

Note: Parcels in which the owner has qualified for protected address status pursuant to Florida Statutes § 119.071 are denoted with \*\*\*\*\*

## The Holiday Club Unit #1

	A	B	C	D	E	F
	OWNER(S) NAME(S)	LEGAL	PLAT	PHYS_ADDR_1	PHYS_CITY	PHYS ZIP
1						
44	RABBITT THOMAS A JR	Block 5, Lot 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1836 WEEKEND LANE	ODESSA	33556
45	RICHARDSON JAMES M & MARIA S	Block 4, Lot 1	HOLIDAY CLUB UNIT 1 PB 7 PG 119	13736 FRIENDSHIP LANE	ODESSA	33556
46	RIGNEY MICHAEL J & LILA	Block 2, Lot 1	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1923 WEEKEND LANE	ODESSA	33556
47	RILEY KATHRYN M	Block 1, Lot 21	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1753 BEACHWAY LANE	ODESSA	33556
48	ROSE VIVIAN T	Block 2, Lot 4	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1907 WEEKEND LANE	ODESSA	33556
49	ROSENHOOVER GARY	Block 1, Lot 10	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1821 BEACHWAY LANE	ODESSA	33556
50	ROSENHOOVER GARY M	Block 1, Lot 14	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1801 BEACHWAY LANE	ODESSA	33556
51	SANTO JAMES C	Block 2, Lot 5	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1903 WEEKEND LANE	ODESSA	33556
52	SCHOCH JOSHUA	Block 1, Lot 6	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1841 BEACHWAY LANE	ODESSA	33556
53	SHAMBLER RONALD DALE & MARIAN	Block 2, Lot 28, 29 & A PORTION OF LOT 30	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1916 BEACHWAY LANE	ODESSA	33556
54	LAKESHORE HOME PROPERTIES, LLC	Block 2, Lot 22	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1826 BEACHWAY LANE	ODESSA	33556
55	SMITH BARRETT HAROLD	Block 2, Lot 7	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1835 WEEKEND LANE	ODESSA	33556
56	SPRIGGS JAMES & SPRIGGS DEANNA	Block 6, Lot 1	HOLIDAY CLUB UNIT 1 PB 7 PG 119	13736 NICE LANE	ODESSA	33556
57	STORY SHELLY	Block 1, Lot 5	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1903 BEACHWAY LANE	ODESSA	33556
58	SULLIVAN MELINDA MARIE	Block 1, Lot 9	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1825 BEACHWAY LANE	ODESSA	33556

Note: Parcels in which the owner has qualified for protected address status pursuant to Florida Statutes § 119.071 are denoted with "Habit" in the PHYS\_CITY column.

## The Holiday Club Unit #1

	A	B	C	D	E	F
	OWNER(S) NAME(S)	LEGAL	PLAT	PHYS_ADDR_1	PHYS_CITY	PHYS ZIP
59	TEMPLETON LATISHA	Block 2, Lot 30 & AND A PORTION OF LOT 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1922 BEACHWAY LANE	ODESSA	33556
60	THOMPSON GREGORY A	Block 1, Lots 3 & 4	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1907 BEACHWAY LANE	ODESSA	33556
61	TUCKER STANLEY JR & KAREN M VAN OSDELL JANICE A & UNDERBERG	Block 6, Lot 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1740 BEACHWAY LANE	ODESSA	33556
62	PAUL B	Block 5, Lot 3	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1830 WEEKEND LANE	ODESSA	33556
63	VAUGHN TRACY H	Block 4, Lot 2	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1908 WEEKEND LANE	ODESSA	33556
64	WALKER JEFFREY L & JUDY K	Block 2, Lot 27	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1906 BEACHWAY LANE	ODESSA	33556
65	WALKER ROBERT K & WALKER WILLIAM T	Block 2, Lot 24	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1834 BEACHWAY LANE	ODESSA	33556
66	WEEKS JODY	Block 1, Lot 20	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1759 BEACHWAY LANE	ODESSA	33556
67	REALE DAPHNE	Block 1, Lot 15	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1783 BEACHWAY LANE	ODESSA	33556
68	WILLIAMS LAWRENCE J	Block 2, Lot 8	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1831 WEEKEND LANE	ODESSA	33556
69	WITTE GREGORY D	Block 1, Lot 24	HOLIDAY CLUB UNIT 1 PB 7 PG 119	1735 BEACHWAY LANE	ODESSA	33556