

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 870 • 1-800-342-8062 • Fax (850) 222-1222

NO1000001130

Commercial

Radio Square Condominium Association Inc

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*****78.75 *****78.75

- ☒ Art of Inc. File _____
- ____ LTD Partnership File _____
- ____ Foreign Corp. File _____
- ____ L.C. File _____
- ____ Fictitious Name File _____
- ____ Trade/Service Mark _____
- ____ Merger File _____
- ____ Art. of Amend. File _____
- ____ RA Resignation _____
- ____ Dissolution / Withdrawal _____
- ____ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- ____ Photo Copy _____
- ____ Certificate of Good Standing _____
- ____ Certificate of Status _____
- ____ Certificate of Fictitious Name _____
- ____ Corp Record Search _____
- ____ Officer Search _____
- ____ Fictitious Search _____
- ____ Fictitious Owner Search _____
- ____ Vehicle Search _____
- ____ Driving Record _____
- ____ UCC 1 or 3 File _____
- ____ UCC 11 Search _____
- ____ UCC 11 Retrieval _____

FILED
01 FEB 16 PM 12:13
TALLAHASSEE FLORIDA
SECRETARY OF STATE

RECEIVED FEB 16 2001

NI-3631
TS

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

Courier



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

February 15, 2001

CAPITAL CONNECTION, INC.

SUBJECT: RADIO SQUARE COMMERCIAL CONDOMINIUM ASSOCIATION,
INC.
Ref. Number: W01000003631

We have received your document for RADIO SQUARE COMMERCIAL CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6927.

Tracy Smith
Document Specialist

Letter Number: 401A00009658

Corrected

RECEIVED
01 FEB 16 AM 10:44
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION
OF
RADIO SQUARE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

FILED
01 FEB 16 PM 12:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Section 617.013, Florida Statutes, these Articles of Incorporation are created by Global Development Corp., a Florida corporation, whose address is 4000 Bayshore Drive, Suite A, Naples, Florida 34112, as sole incorporator, for the purposes set forth below.

ARTICLE I

NAME AND ADDRESS: The name of the corporation, hereinafter referred to as the "Association", is RADIO SQUARE COMMERCIAL CONDOMINIUM ASSOCIATION, INC. The address of the corporation's principal office is 4000 Bayshore Drive, Suite A, Naples, Florida 34112, and the mailing address of the corporation is 4000 Bayshore Drive, Suite A, Naples, Florida 34112.

ARTICLE II

PURPOSE AND POWERS: The purpose for which the Association is organized is to provide an entity to operate RADIO SQUARE COMMERCIAL CONDOMINIUM, located in Collier County, Florida.

The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit, except as limited or modified by these Articles or the Declaration of Condominium, as they may hereafter be amended from time to time, including without limitation, the following:

- A. To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Condominium, and to use and disburse the proceeds of assessments in the exercise of its powers and duties.
- B. To protect, maintain, repair, replace and operate the condominium property, including the common elements and association property.
- C. To purchase insurance upon the condominium property and association property for the protection of the Association and its members.
- D. To reconstruct improvements after casualty, and to make further improvements of the property.

- E. To make, amend and enforce reasonable rules and regulations governing the use of the common elements and the operation of the Association.
- F. To approve or disapprove the transfer of ownership, leasing, ownership and occupancy of units, as provided by the Declaration of Condominium.
- G. To enforce the provisions of the Declaration of Condominium, these Articles, the Bylaws, and the Rules and Regulations of the Association and any applicable governing law.
- H. To contract for the management and maintenance of the Condominium and the condominium property, and to delegate any powers and duties of the Association in connection therewith, except those which are specifically required by the Declaration of Condominium or applicable governing law be exercised by the Board of Directors or the membership of the Association.
- I. To employ accountants, attorneys, architects, and other professionals to perform the services required for proper operation of the Condominium.
- J. To enter into agreements, to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities. The Association has the aforementioned powers, whether or not the lands or facilities are contiguous to the lands of the Condominium, if they are intended to provide a use or benefit to the unit owners.
- K. To borrow or raise money for any of the purposes of the Association, and from time to time without limitation as to amount, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, by means of any mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association, whether at the time owned or thereafter acquired.
- L. To acquire title to property or otherwise hold, convey, lease and mortgage Association property for the use and benefit of its members.
- M. To sue and be sued, complain and defend in its corporate name with respect to the exercise or non-exercise of its powers.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

ARTICLE III

MEMBERSHIP:

- A. The members of the Association shall be all record owners of a fee simple interest in one or more units in the Condominium, as further provided in the Bylaws. After termination of the Condominium the members shall consist of those who are members at the time of such termination.

- B. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to said member's unit.
- C. The owners of each unit, collectively, shall be entitled to the number of votes in Association matters as set forth in the Declaration of Condominium and the Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws.

ARTICLE IV

TERM: The term of the Association shall be perpetual.

ARTICLE V

BYLAWS. The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

ARTICLE VI

AMENDMENTS. Amendments to these Articles shall be proposed and adopted in the following manner:

- A. Proposal. Amendments to these Articles may be proposed by a majority of the Board or upon petition of the owners of one-fourth (1/4) of the units by instrument, in writing, signed by them.
- B. Procedure: Upon any amendment or amendments to these Articles being proposed by said Board or unit owners, such proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.
- C. Vote Required. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interests at any annual or special meeting, or by approval in writing of a majority of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains a fair statement of the proposed amendment.
- D. Effective Date. An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Collier County, Florida.

ARTICLE VII

DIRECTORS AND OFFICERS.

- A. The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination, shall consist of three (3) Directors.

- B. Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided by the Bylaws.
- C. The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

ARTICLE VIII

INITIAL DIRECTORS.

The initial Directors of the Association shall be:

Richard Vetter
4000 Bayshore Drive, Suite A
Naples, Florida 34112

Thomas Killen
4000 Bayshore Drive, Suite A
Naples, Florida 34112

Peter Shoup
4000 Bayshore Drive, Suite A
Naples, Florida 34112

ARTICLE IX

INITIAL REGISTERED AGENT.

The initial registered office of the Association shall be at:

Richard Vetter
4000 Bayshore Dr., Suite A
Naples, Florida 34112

The initial registered agent at said address shall be:

Richard Vetter
4000 Bayshore Dr., Suite A
Naples, Florida 34112

ARTICLE X

INDEMNIFICATION:

To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorneys fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or

Director or officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

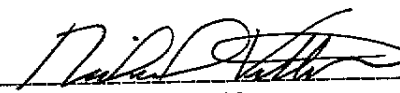
- A. Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.
- B. A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
- C. A transaction from which the Director or officer derived an improper personal benefit.
- D. Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interests of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or officer may be entitled.

WHEREFORE the incorporator has caused these presents to be executed this 13 day of February, 2001.

GLOBAL DEVELOPMENT CORP,
a Florida corporation

BY:

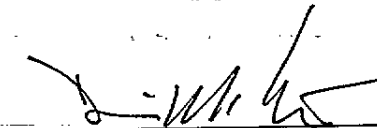

Richard Vetter, President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF COLLIER

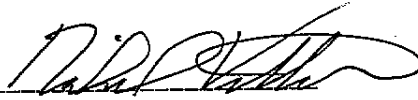
The foregoing instrument was acknowledged before me this 13th day of February, 2001, by Richard Vetter, as President of GLOBAL DEVELOPMENT CORP., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or who ☐ produced _____ as identification.

(NOTARY SEAL) David McElrath
Commission # CC 930601
Expires June 5, 2004
Bonded Thru
Atlantic Bonding Co., Inc.


Signature of Notary Public

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for RADIO SQUARE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.



Richard Vetter

FILED
01 FEB 16 PM 12:43
SECRETARY OF STATE
TALLAHASSEE FLORIDA