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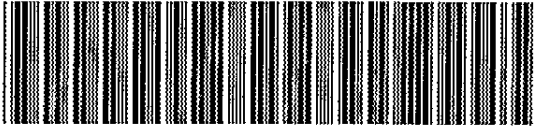
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REAL ESTATE LAWYER

**FL SUPREME COURT
CERTIFIED CIRCUIT CIVIL
& FAMILY MEDIATOR

***FL BAR BOARD CERTIFIED
CITY, COUNTY AND LOCAL
GOVERNMENT LAWYER

****FL SUPREME COURT
CERTIFIED CIRCUIT CIVIL
MEDIATOR

TRANSMITTAL LETTER

June 6, 2003

VIA FEDERAL EXPRESS

TO: New Filing Section
Division of Corporations

SUBJECT: LAKESIDE GARDENS II CONDOMINIUM ASSOCIATION, INC.

Dear Sir or Madam:

Enclosed please find a check in the amount of \$78.75 (\$35.00 filing fee, \$35.00 registered agent fee and \$8.75 for return of a certified copy of the Articles of Organization) are submitted for the above referenced corporation to transact business in the State of Florida.

Please return all correspondence concerning this matter to the following:

Hal F. Wotitzky, Jr., Esq.
Wotitzky, Wotitzky, Ross & Goldman, P.A.
223 Taylor Street
Punta Gorda, FL 33950-4427

Should you need to call someone concerning this matter, please call:

Hal F. Wotitzky, Esquire at (941) 639-2171

COURIER ADDRESS:

Department of State
Division of Corporations
409 E. Gaines St.
Tallahassee, FL 32399

MAILING ADDRESS:

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LAKESIDE GARDENS II CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is LAKESIDE GARDENS II CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 24100 Tiseo Blvd, Unit 4, Port Charlotte, Florida 33980, and the initial mailing address of the corporation is 24100 Tiseo Blvd, Unit 4, Port Charlotte, Florida 33980.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed Lakeside Gardens II, a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

ARTICLE III.

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of Lakeside Gardens II, a Condominium.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any record owner of legal title to a condominium unit in Lakeside Gardens II, a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually. In the event, however, this Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association.

ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

	<u>NAME</u>	<u>ADDRESS</u>
a)	Hal F. Wotitzky	223 Taylor Street Punta Gorda, Florida 33950

ARTICLE VII.

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2002), and in the Lakeside Gardens II Condominium Declaration.

ARTICLE VIII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Terrance D. Cullen</i>
<i>Vice President</i>	-	<i>Paul F. O'Neill</i>
<i>Secretary</i>	-	<i>Terrance D. Cullen</i>
<i>Treasurer</i>	-	<i>Terrance D. Cullen</i>

ARTICLE IX.

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

	<u>NAME</u>	<u>ADDRESS</u>
a)	Terrance D. Cullen	10 Glenview Road Quincy, MA 02169-7110
b)	Paul F. O'Neill	10 Glenview Rod Quincy, MA 02169-7110
c)	Gaspar LaFata	6-A Burch Grove Heights Gloucester, MA 01930

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Lakeside Gardens II Declaration of Condominium.

ARTICLE XII.

Each unit in Lakeside Gardens II, a Condominium shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

ARTICLE XIII.

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIV.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 6th day of June, 2003.

Signed, Sealed and Delivered in the Presence of:

Mary Judith Imre
MARY JUDITH IMRE

Printed name of first witness

Shelley Lynn Munroe
SHELLEY LYNN MUNROE

Printed name of second witness

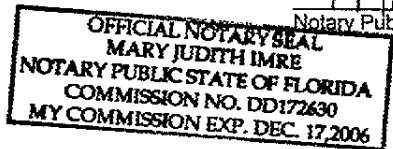
Hal F. Wotitzky
Hal F. Wotitzky

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 6th day of June, 2003, by Hal F. Wotitzky who is personally known to me.

My commission expires:

Mary Judith Imre
Notary Public



**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**

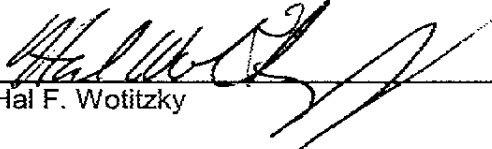
In compliance with Section 48.091, Florida Statutes, the following is submitted:

LAKESIDE GARDENS II CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Punta Gorda, County of Charlotte, State of Florida, has designated Hal F. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

LAKESIDE GARDENS II CONDOMINIUM ASSOCIATION , INC.

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Hal F. Wotitzky

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