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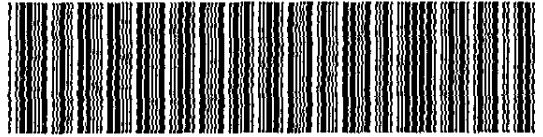
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SECRETARY OF STATE
111 ABBOTT ROAD
TALLAHASSEE, FL 32304

04 JAN -2 AM 10:50

FILED

gk/ll

December 30, 2003

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

Dear Representative:

I would like to file for a not for profit corporation in Florida. Enclosed please find the Articles of Incorporation for Island Landings Condominium Association, Inc. and a check for the filing fee of \$70.00. Island Landings Condominium project has been approved for building permit submittal in Lee County per Development Order #2002-00228.

Thank you for your assistance.
My contact information is listed below.

Sincerely,

A handwritten signature in cursive script that reads "Richard S. Larkin".

Richard S. Larkin
3469 1st Ave.
St. James City, FL 33956
Ph. (239) 283-4871

ARTICLES OF INCORPORATION

Pursuant to Chapter 617, Florida Statutes, the Articles of Incorporation of Island Landings Condominium Association, Inc., a Florida corporation not for profit are hereby stated in their entirety.

ARTICLE I
NAME

The name of this Corporation is Island Landings Condominium Association, Inc., and its official address is 3100 Stringfellow Rd., St. James City, FL 33956.

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04 JAN -2 AM 10:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II
PURPOSES AND POWERS

The purpose for which this corporation is organized is to provide an entity for the operation of Island Landings, a Condominium, located in St. James City, Lee County, Florida.

The Corporation 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 Corporation shall be distributed or inure to the benefit of any member or Director. 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 under the laws of the State of Florida, except as limited by these Articles, the Declaration of Covenants and Restrictions, or the Florida Condominium Act; and it shall have all of the powers and duties reasonably necessary to operate the Condominium pursuant to said Declaration as it may hereafter be amended.

In connection with the requirements of Lee County, the Association is specifically granted the following additional powers by the Developers: (a) to own and convey property; (b) to establish such rules and regulations as it may deem appropriate or as may be required by the Lee County Development Order; (c) to sue and be sued; (d) to assess Members and enforce said assessments relating to operation and maintenance of common property; (e) to contract for services for operation and maintenance, if outside services are deemed appropriate; and (f) to maintain and operate all drainage and utilities systems not maintained by governmental or quasi-

governmental agencies, and all Common Areas, including open space and recreational areas. In the event of dissolution of the Association, said Association shall have the power to dedicate the operation and maintenance of the Common Area within its jurisdiction to a successor non-profit corporation or to an appropriate agency of local government for purposes of operating and maintaining said common property in accordance with the Lee County Development Order #2002-00228. Any amendment affecting the surface water management system must be first submitted for prior approval to the South Florida Water Management District.

ARTICLE III
QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title to a Condominium unit in the Condominium shall, by virtue of such ownership, be a member of this Corporation. No other persons shall be members.

ARTICLE IV
TERM OF EXISTENCE

The term for which this Corporation is to exist shall be perpetual, unless sooner dissolved pursuant to the provisions of Chapter 617, Florida Statutes.

ARTICLE V
DIRECTORS

The affairs of this Corporation shall be managed by a governing Board consisting of a maximum of six (6) Directors, each of whom shall be qualified by becoming a Unit owner and member of the Association. The Directors shall perform such duties as outlined in the Declaration of Covenants and Restrictions.

ARTICLE VI
DECLARATION OF COVENANTS AND RESTRICTIONS

The Declaration of Covenants and Restrictions for this Corporation may be made, altered, amended, or repealed as provided for in the Declaration.

ARTICLE VII
NET EARNINGS

No part of any 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.

ARTICLE VIII
AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

An Amendment may be proposed by a majority of the Board of Directors.

The Amendment must be approved by not less than a two-thirds (2/3rds) vote of the Association Members.

ARTICLE IX
REGISTERED AGENT

The initial Registered Agent for Island Landings Condominium Association, Inc. is Richard Larkin, 3469 1st Ave., St. James City, FL 33956.

ARTICLE X
INCORPORATOR

The Incorporator for Island Landings Condominium Association, Inc.
is Richard Larkin, 3469 1st Ave., St. James City, FL 33956.

FILED
04 JAN 12 AM 10:50
SECRETARY OF STATE
TALAHASSEE, FLORIDA

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Richard Larkin
Signature/Registered Agent

12/30/2003
Date

Richard Larkin
Signature/Incorporator

12/30/2003
Date

ISLAND LANDINGS CONDOMINIUM
ASSOCIATION, INC.

Richard Larkin
Richard Larkin
Developer

Betty Larkin
Betty Larkin
Developer