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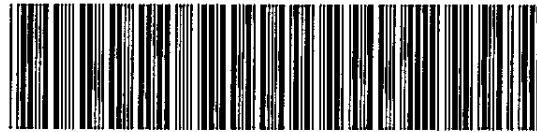
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CAPITAL CONNECTION, INC.

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Sandpiper Beach House
Condominium Association, Inc.

☒ Art of Inc. File _____
☐ LTD Partnership File _____
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Time _____

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**ARTICLES OF INCORPORATION
OF**

SANDPIPER BEACH HOUSE CONDOMINIUM ASSOCIATION, INC.

I, the undersigned incorporator, hereby create this Association for the purpose of becoming a corporation not-for-profit under the laws of the State of Florida, by and under the provisions of the statutes 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 SANDPIPER BEACH HOUSE CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association. The street address of the principal office of the Association is 3015 Gulf of Mexico Drive, Longboat Key, Florida 34228. The mailing address is the same.

**ARTICLE II
GENERAL NATURE OF BUSINESS**

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as SANDPIPER BEACH HOUSE CONDOMINIUM, located in the Town of Longboat Key, County of Sarasota, Florida, and to perform all acts provided in the Declaration of Condominium of said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

**ARTICLE III
POWERS**

The Association shall have all of the condominium law and statutory powers of an Association not for profit and all of the powers and duties set forth in said Condominium Act, the Declaration of Condominium of SANDPIPER BEACH HOUSE CONDOMINIUM, as amended from time to time, and the Bylaws of the Association provided said powers and duties are not inconsistent with the Condominium Act.

**ARTICLE IV
VOTING INTERESTS**

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same Owner may own more than one unit or that units may be joined together and occupied by one Owner. In the event of a joint ownership of a condominium unit, the vote to which that unit is entitled shall be executed in the manner provided for in the Bylaws.

**ARTICLE V
INCOME DISTRIBUTION**

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

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ARTICLE VI
EXISTENCE

This Association shall exist perpetually unless dissolved according to law.

ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be 301 8th Street North, St. Petersburg, Florida 33701 and the registered agent at such address shall be Kenneth Grimes.

ARTICLE VIII
NUMBER OF DIRECTORS

The business of the Association shall be conducted by a Board of Directors which shall consist of not less than three nor more than nine persons, as shall be designated by the Bylaws.

ARTICLE IX
FIRST BOARD OF DIRECTORS AND OFFICERS

The names and post office addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected, as stated by the Bylaws, are as follows:

<u>Name</u>	<u>Office</u>	<u>Address</u>
Kenneth Grimes	President / Director	301 8 th Street North St. Petersburg, FL 33701
William E. Egnor	Vice President / Director	6620 Miami Trails Drive Loveland, OH 45140
Mary Kay Grimes	Secretary / Director	301 8 th Street North St. Petersburg, FL 33701
Carol V. Egnor	Treasurer / Director	6620 Miami Trails Drive Loveland, OH 45140

ARTICLE X
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel 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. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or knowing violation of the provisions of the Florida Condominium Act. 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 XI
BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XII
INCORPORATOR

The name and street address of the sole incorporator to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Kenneth Grimes	301 8 th Street North St. Petersburg, FL 33701

ARTICLE XIII
AMENDMENTS

The Association 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 Association and all rights conferred upon the members herein are granted subject to this reservation.

IN WITNESS WHEREOF, I, the undersigned sole incorporator to these Articles of Incorporation, has hereunto set my hand and seal this 1 day of June, 2004.

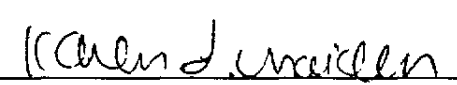

KENNETH GRIMES

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me on 6/1/04, 2004, by
KENNETH GRIMES who is

☒ personally known to me; or
☐ who has produced _____ driver's license or _____ as
identification.

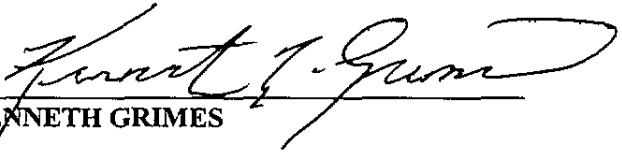
KAREN L. MAIDEN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD201917
EXPIRES 06/06/2007
BONDED THRU 1-888-NOTARY1


Notary Public - State of _____
Name: _____
Serial Number, if any: _____
My Commission Expires: _____

316012

ACCEPTANCE BY REGISTERED AGENT

I hereby agree, as Registered Agent, to comply with the provisions of all statutes relating to the proper and complete performance of my duties. I am familiar with and accept the obligations of my position as registered agent.


KENNETH GRIMES

316012

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