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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*Sanibel Condominiums Association,
Inc.*

Signature _____

Requested by: *WL*

2/23

11:00

Name _____

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☒ Art of Inc. File _____

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_____ Corp Record Search _____

_____ Officer Search _____

_____ Fictitious Search _____

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ARTICLES OF INCORPORATION

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OF

2005 FEB 23 P 12: 21

SANIBEL CONDOMINIUMS ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I

The name of this corporation is, "SANIBEL CONDOMINIUMS ASSOCIATION, INC.", whose principal office and mailing address is located at 3280 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118. The registered office address is 3280 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

This corporation is not authorized to issue stock.

ARTICLE IV

The purpose for which this corporation is organized is to provide an entity for the management and operation of the SANIBEL, a Condominium to be created in accordance with the provisions of the Condominium Act and to be located at New Smyrna Beach, Florida (hereinafter the "Condominium").

ARTICLE V

In accordance with Section 617.0203, Florida Statutes, the date when corporate existence shall commence is the date of filing of these Articles of Incorporation.

ARTICLE VI

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

ARTICLE VII

The Corporation shall have all of the powers enumerated in: (a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE VIII

The incorporator is Allan J. Koch, whose address is 1719 NW 92 Way, Coral Springs, Florida 33071.

ARTICLE IX

The initial Board of Directors shall consist of three (3) persons. The names and addresses of the initial directors are as follows:

Name	Address
James R. Mack	758 Cricklewood Terrace, Heathrow, FL 32746
Allan J. Koch	1719 NW 92 Way, Coral Springs, Florida 33071
Glen Herring	424 Fox Run, Debary, Florida 32071

Subsequent Boards of Directors shall be constituted and elected as set forth in the By-Laws of the Corporation. All directors, other than the initial directors, shall be members of the Corporation.

ARTICLE X

The officers of the corporation shall be elected by the Board of Directors in accordance with provisions of the By-Laws of the Corporation.

ARTICLE XI

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XII

The By-Laws of the Corporation shall be adopted by the initial Board of Directors and may thereafter be amended in accordance with the provisions thereof.

ARTICLE XIII

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.

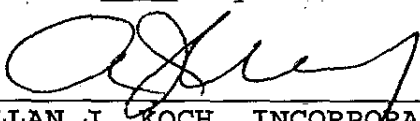
ARTICLE XIV

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE XV

The initial registered office of the Corporation shall be located at 3280 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118 and the initial registered agent shall be Allan J. Koch at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 22 day of February, 2005.

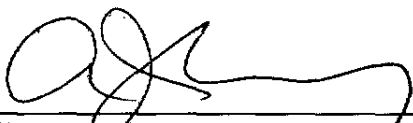

ALLAN J. KOCH, INCORPORATOR

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

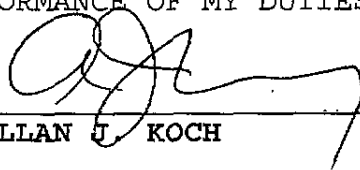
FIRST--THAT THE MALIBU CONDOMINIUMS ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE TOWN OF DAYTONA BEACH SHORES, STATE OF FLORIDA, HAS NAMED ALLAN J. KOCH LOCATED AT 1719 NW 92 WAY, CORAL SPRINGS, FLORIDA 33071 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA.

DATED: February 22 , 2005


ALLAN J. KOCH, INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE

ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY CERTIFY THAT I UNDERSTAND THE OBLIGATIONS OF
A REGISTERED AGENT, AND AGREE TO ACT IN THIS CAPACITY, AND I
FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUTES RELATIVE
TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.


ALLAN J. KOCH

DATED: February 22 , 2005

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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