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FLORIDA PROFIT/NON PROFIT CORPORATION
LAKEWOOD RANCH M.O.B. II CONDOMINIUM ASSOCIATION, IN

Certificate of Status	1
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ARTICLES OF INCORPORATION

OF

LAKEWOOD RANCH M.O.B. II CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby forms a corporation not for profit under Chapter 617, Florida Statutes, and certifies as follows:

ARTICLE I
NAME

The name of the corporation is LAKEWOOD RANCH M.O.B. II CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II
ADDRESS

The street address of the initial principal office of the Association is 1001 3rd Avenue West, Suite 600, Bradenton, Florida 34205, and the initial mailing address of the Association is 1001 3rd Avenue West, Suite 600, Bradenton, Florida 34205.

ARTICLE III
PURPOSE AND POWERS

A. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of is LAKEWOOD RANCH M.O.B. II, A CONDOMINIUM, located in Manatee County, Florida.

B. The Association is organized and shall exist upon 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 under the laws of the State of Florida, except as limited or modified by these Articles, the Declaration of Condominium, the Bylaws or the Florida Condominium Act; and it shall have all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may hereafter be amended, including but not limited to 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 the proceeds of assessments in the exercise of its powers and duties.

b. To maintain, repair, replace and operate the Condominium Property and Association Property.

c. To purchase insurance upon the Condominium Property and Association Property for the protection of the Association, its members, and their mortgages.

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

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f. To approve or disapprove the transfer, ownership and occupancy of units, as provided by the Declaration of Condominium and the Bylaws.

g. To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, and the Bylaws of the Association.

h. To contract for the management and maintenance of the condominium and to delegate any powers and duties of the Association in connection therewith except each as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.

i. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the condominium.

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 IV
MEMBERSHIP**

A. The members of the Association shall consist of all record owners of a fee simple interest in one or more units in the condominium, and 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. After receiving approval of the Association as required by the Declaration of Condominium, change of membership shall be established by recording in the Public Records of Manatee County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

C. Prior to the recording of the Declaration of Condominium of Avondale, a Condominium, the subscriber hereto shall constitute the sole member of the Association.

D. 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 his unit.

E. The owners of each unit, collectively, shall be entitled to vote in Association matters as set forth in the Declaration of Condominium and Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws.

**ARTICLE V
TERM**

The term of the Association shall be perpetual.

**ARTICLE VI
AMENDMENTS**

A. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of two-thirds (2/3) of the voting interest at any annual or special meeting, or by approval in writing of the owners of two-thirds (2/3) of the voting interest 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 copy of the proposed Amendment.

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B. An Amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Manatee 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. Except for Directors appointed by the Developer, all Directors must be members of the Association or spouses of members.

B. Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws and subject to the Condominium Act.

C. The names and addresses of the initial Board of Directors who have been selected by the Developer and who shall serve until their successors are elected and have qualified or until they resign or are removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
John M. McKay	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205
Ronald J. Allen	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205
Gary L. Huggins	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205

D. The business of the Association shall be conducted by the Officers as designated in the Bylaws. The Officers shall be elected by the Board of Directors at its first meeting and shall serve at the pleasure of the Board.

E. The names and addresses of the initial Officers who have been selected by the Board of Directors and who shall serve until their successors are elected and have qualified or until they resign or are removed, are as follows:

<u>POSITION</u>	<u>NAME</u>	<u>ADDRESS</u>
President:	John M. McKay	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205
Vice President:	Ronald J. Allen	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205
Treasurer:	John M. McKay	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205
Secretary:	Ronald J. Allen	1001 3rd Avenue West, Suite 600 Bradenton, Florida 34205

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**ARTICLE VIII
INCORPORATOR**

The name and address of the incorporator is: Lakewood Ranch MOB II, LLP, a Florida limited liability partnership by John MM Investments, LLC, its Managing Partner, 1001 3rd Avenue West, Suite 600, Bradenton, Florida 34205.

**ARTICLE IX
INDEMNIFICATION**

A. The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees, actually and reasonably incurred by or imposed on him or her in connection with any legal proceeding (or settlement or appeal of such proceeding) in which he or she may be a party because of his being or having been a Director or officer of the Association to the fullest extent that may be permitted by law.

B. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

**ARTICLE X
BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors, and may be altered, rescinded or amended by a majority of the Board, except as otherwise may be provided by the Bylaws and the Declaration of Condominium.

**ARTICLE XI
INITIAL REGISTERED AGENT**

A. The initial registered office of the Association shall be at: 1001 3rd Avenue West, Suite 600, Bradenton, Florida 34205

B. The initial registered agent at said address shall be: John MM Investments, LLC.

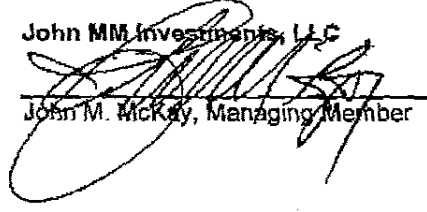
[Signatures on following page]

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ACCEPTANCE OF REGISTERED AGENT

The undersigned, John MM Investments, LLC, having a street address of 1001 3rd Avenue West, Suite 600, Bradenton, Florida 34205, having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of such duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 608, Florida Statutes.

John MM Investments, LLC



John M. McKay, Managing Member

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WHEREFORE, the incorporator has caused these presents to be executed this ___ day of _____, 2007.

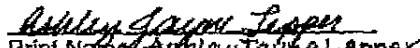
WITNESSES:

LAKWOOD RANCH MOB II, LLP, a Florida limited liability partnership

By: John MM Investments, LLC its Managing Partner


Print Name BARBARA ANN HELD


By: 
John M. McKay, its Managing Member


Print Name Ashley Jayne Lepper

Address: 1001 3rd Avenue West, Suite 600
Bradenton, Florida 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 20 day of Feb, 2007, by John M. McKay, as Managing Member of John MM Investments, LLC, a Florida limited liability company, as Managing Partner of Lakewood Ranch MOB II, LLP, a Florida limited liability partnership, who is personally known to me or who has produced _____ (type of identification) as identification and who did/did not take an oath.


Signature of Notary
BARBARA ANN HELD
Printed Name

My commission expires:

BARBARA ANN HELD
Notary Public, State of Florida
My comm. exp. Feb. 18, 2009
Comm. No. DD 388969