

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

29 PALMS CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
of
29 PALMS CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit, do hereby declare as follows:

ARTICLE I. NAME OF CORPORATION

The name of this corporation shall be **29 PALMS CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the "Association").

ARTICLE II. PRINCIPAL OFFICE

The principal office of the corporation shall initially be at 2395 Beach Road, Englewood, FL 34223. The corporation may change its principal office from time to time as permitted by law.

ARTICLE III. PURPOSES OF CORPORATION

The purpose of the Association shall be to operate and manage the affairs and property of the condominium known as 29 PALMS, A CONDOMINIUM located at 5043 and 5039 North Beach Road, Englewood, Florida 34223, and to perform each and every act provided in the Declaration of Condominium of the said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE IV. POWERS

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of 29 Palms, a Condominium. As more particularly set forth in the Declaration of Condominium of 29 Palms, a Condominium, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, and the Association may acquire, convey, lease and mortgage Association property.

ARTICLE V. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in 29 Palms, a Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Charlotte County, Florida, shall be members of the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration of Condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

After the Association approves of a conveyance of a condominium unit as provided in the Declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

Prior to the recording of the Declaration of Condominium of 29 Palms, a Condominium, the subscriber hereto shall constitute the sole member of the Association.

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ARTICLE VI. VOTING RIGHTS

The voting rights of each unit shall be determined on an equal fractional basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

ARTICLE VII. INCOME DISTRIBUTION

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

ARTICLE VIII. EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

ARTICLE IX. REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 2395 Beach Road, Englewood, FL 34223, and the registered agent at such address shall be Marlene Drinnen, until such time as another registered agent is appointed by resolution of the board of directors.

ARTICLE X. NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a board of directors which shall consist of not less than three (3) persons, as shall be elected or appointed as set forth in the Bylaws.

ARTICLE XI. BOARD OF DIRECTORS

The names and mailing addresses of the initial board of directors are as follows:

| <u>Name</u> | <u>Address</u> |
|-----------------|--|
| Stephen C. Kohs | 7975 Northshore Trail Forest Lake, MN 55025 |
| Donna A. Kohs | 7975 Northshore Trail Forest Lake, MN 55025 |
| Todd A. Kohs | 7975 Northshore Trail Forest Lake, MN 55025 |
| Sheila Kohs | 7975 Northshore Trail Forest Lake, MN 55025 |

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ARTICLE XII. RECALL AND REMOVAL OF DIRECTORS

Subject to the provisions of Article XV hereof, and the provisions of the Condominium Act, Chapter 718, Florida Statutes, and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

ARTICLE XIII. OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for the filling of vacancies and for the duties of the officers. The names of the officers who are to serve until their successors are designated by the Board of Directors are as follows:

| | |
|-----------------|----------------|
| Todd A. Kohs | President |
| Stephen C. Kohs | Vice-President |
| Donna A. Kohs | Secretary |
| Sheila Kohs | Treasurer |

ARTICLE XIV. INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association to the extent required by Florida law. 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 XV. RIGHTS OF DEVELOPER

As more particularly set forth in Section 718.301, Florida Statutes, PALMERA PROPERTIES, LLC, a Florida limited liability company, which is the developer of 29 Palms, a Condominium, and which is referred to herein as the Developer, shall have the right to appoint all of the directors of the Association (which directors need not be unit owners), subject to the following:

1. When fifteen percent (15%) or more of the units in the condominium are conveyed to owners other than the Developer, such unit owners shall be entitled to elect not less than one-third (1/3) of the directors.
2. Unit owners other than the Developer shall be entitled to elect not less than a majority of the directors upon the occurrence of the earliest of the following:
 - (a) Three (3) years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to owners other than the Developer; or
 - (b) Three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to owners other than the Developer; or
 - (c) When all of the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to owners other than the Developer, and none of the others are being offered for sale by the Developer in the ordinary course of business; or

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(d) When some of the units have been conveyed to owners other than the Developer and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or

(e) Seven (7) years after recordation of the Declaration of Condominium for 29 Palms, a Condominium in the Public Records of Charlotte County, Florida.

3. When the Developer no longer holds for sale in the ordinary course of business at least five percent (5%) of the units that will be operated ultimately by the Association, unit owners other than the Developer shall be entitled to elect all of the directors.

4. Any director appointed by the Developer may be removed and replaced by the Developer at any time, subject only to the foregoing rights of the unit owners.

ARTICLE XVI. 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 in such Bylaws.

ARTICLE XVII. SUBSCRIBERS

The name and street address of the subscriber to these Articles of Incorporation is as follows:

Donna A. Kohs

975
8830 Northshore Trail
Forest Lake, MN 55025

ARTICLE XVIII. AMENDMENT

Amendments to these Articles of Incorporation may be proposed by any Member at any regular or special meeting of the Members of the Association, and must be approved by not less than a majority of the Members represented at a meeting of the Members of the Association either in person or by proxy. Proper notice of the meeting must be given as provided for in the Bylaws and the notice must include a statement an Amendment to the Articles of Incorporation will be considered at the meeting. A copy of each amendment shall be filed with the Florida Secretary of State pursuant to the provisions of applicable law and a copy certified by the Secretary of State shall be recorded in the Public Records of Charlotte County, Florida


IN WITNESS WHEREOF, I, the undersigned subscriber hereby adopt these Articles of Incorporation, and hereunto set my hand and seal this 19 day of NOVEMBER, 2007.

Donna A. Kohs
Donna A. Kohs

STATE OF FLORIDA
COUNTY OF Charlotte }

The foregoing instrument was acknowledged before me this 19 day of November, 2007, by Donna A. Kohs. She is personally known to me or has produced a FLA. DR. driver's license as identification.

AC K 200-149-067-492
Laurel
Notary Public

SEAL

Maureen J. Stou
My Commission 00008415
Expires June 26, 2008

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**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:

29 PALMS 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, has designated Marlene Drinnen whose street address is 2395 Beach Road, Englewood, FL 34223, as its agent to accept service of process within this state

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.


Marlene Drinnen

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