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FLORIDA PROFIT/NON PROFIT CORPORATION
205 77TH STREET CONDOMINIUM ASSOCIATION, INC.

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October 17, 2012

FLORIDA DEPARTMENT OF STATE
Division of Corporations

BLALOCK, WALTERS, HELD & JOHNSON, P.A.

SUBJECT: 205 77TH STREET CONDOMINIUM ASSOCIATION, INC.
REF: W12000053255

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

You must list at least one incorporator with a complete business street address.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Thomas Chang
Regulatory Specialist II
New Filing Section

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**ARTICLES OF INCORPORATION
OF
205 77TH STREET 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 205 77th STREET CONDOMINIUM ASSOCIATION, INC. (the "Association").

**ARTICLE II
ADDRESS**

The street address of the initial principal office of the Association is 611 Emerald Lane, Holmes Beach, Florida, 34217 and the initial mailing address of the Association is 611 Emerald Lane, Holmes Beach, Florida, 34217.

**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 205 77th STREET 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 mortgagees.

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

g. 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.

h. 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. 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 205 77th Street Condominium, 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 the 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.

**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 either members of the Association, relatives of a member, or a person having at least 25% ownership in an entity that is a member.

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>
Jason Sato	611 Emerald Lane, Holmes Beach, Florida, 34217
Lauren Sato	611 Emerald Lane, Holmes Beach, Florida, 34217
Barbara A. Sato	708 S. Bay Blvd., Anna Maria, Florida, 34216

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	Jason D. Sato	611 Emerald Lane, Holmes Beach, Florida 34217
Vice President	Lauren M. Sato	611 Emerald Lane, Holmes Beach, Florida 34217
Secretary	Lauren M. Sato	611 Emerald Lane, Holmes Beach, Florida 34217
Treasurer	Jason D. Sato	611 Emerald Lane, Holmes Beach, Florida 34217

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**ARTICLE VIII
INCORPORATOR**

The name and address of the incorporator is:

Jason D. Sato
611 Emerald Lane, Holmes Beach, Florida 34217

**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: 611 Emerald Lane, Holmes Beach, Florida, 34217.

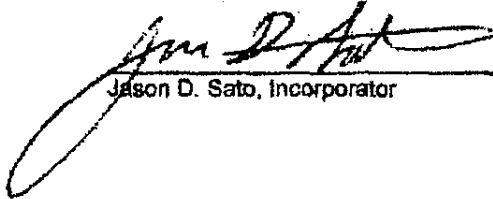
B. The initial registered agent at said address shall be: Jason D. Sato.

[Signatures on following page]

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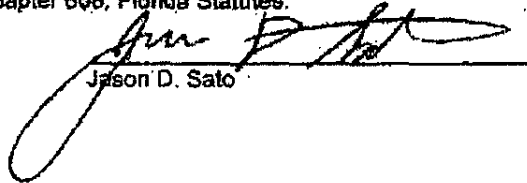
WHEREFORE, the incorporator has caused these presents to be executed this 18th day of October, 2012.


Jason D. Sato, Incorporator

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TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

The undersigned, Jason D. Sato, having a street address of 611 Emerald Lane, Holmes Beach, Florida, 34217, 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.


Jason D. Sato