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N95000003465

ACCOUNT NO. : 072100000032

REFERENCE : 646120 80361A

AUTHORIZATION :

COST LIMIT : 9 PPD

ORDER DATE : July 21, 1995

ORDER TIME : 11:18 AM

ORDER NO. : 646120

CUSTOMER NO: 80361A

CUSTOMER: Edward L. Wotitzky, Esq
WOTITZKY & WOTITZKY

Suite 301
201 West Marion Avenue
Punta Gorda, FL 33950

200001543210
-07/21/95--01041--01041
****122.50 ****122.50

DOMESTIC FILING

NAME: STARBOARD POINT CONDOMINIUM
ASSOCIATION, INC.

XXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

~~XXXXXXXXXX~~

JUL 24 1995

95 JUL 21 11 12 35

95 JUL 21 11 12 35

FILED
BSB

ARTICLES OF INCORPORATION
OF
STARBOARD POINT CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

FILED

95 JUL 21 AM 8:45

ARTICLE I.

The name of this corporation is STARBOARD POINT CONDOMINIUM ASSOCIATION, INC.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed *STARBOARD POINT*, a *Condominium*, located in Charlotte County, Florida, and to operate property owned by the Association.

ARTICLE III.

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of *Starboard Point*, a *Condominium*.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in *Starboard Point*, a *Condominium*, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Douglas E. Crist	2305 Bollman Drive Lansing, Michigan 48917
Edward L. Wotitzky	223 Taylor Street Punta Gorda, Florida 33950
Sandra J. Benkner	223 Taylor Street Punta Gorda, FL 33950

ARTICLE VII.

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (1995), and in the Starboard Point Condominium Declaration.

ARTICLE VIII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President -</i>	<i>Douglas E. Crist</i>
<i>Vice President -</i>	<i>Lewis D. Johns</i>
<i>Secretary -</i>	<i>Lewis D. Johns</i>
<i>Treasurer -</i>	<i>Douglas E. Crist</i>

ARTICLE IX.

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Douglas E. Crist	2305 Bollman Drive Lansing, Michigan 48917
Lewis D. Johns	316 E. Michigan Avenue Lansing, Michigan 48933
Alice Crist	316 E. Michigan Avenue Lansing, Michigan 48933

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Starboard Point Declaration of Condominium.

ARTICLE XII.

Each apartment or unit in *Starboard Point, a Condominium* shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws

ARTICLE XIII.

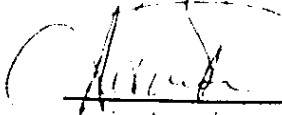
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIV.

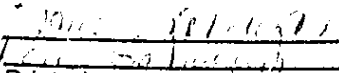
No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 17th day of August, 1995.

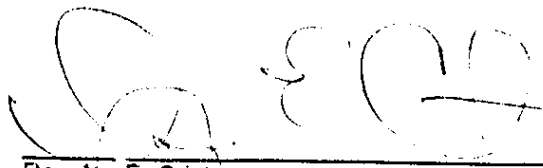
*Signed, Sealed and Delivered
in the Presence of:*




Printed name of first witness



Printed name of second witness



Douglas E. Crist



Edward L. Wotitzky



Sandra J. Benkner

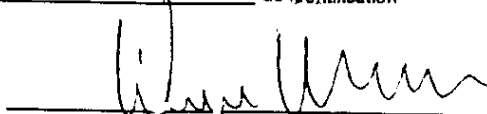
State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 17th day of August, 1995, by DOUGLAS E CRIST, who is personally known to me or who produced _____ as identification

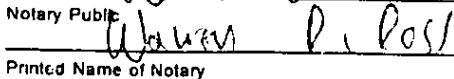
My commission expires



OFFICIAL NOTARY SEAL
COMMISSION NUMBER 1166
MY COMMISSION EXPIRES 12/31/95



Notary Public



Printed Name of Notary

Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 17th day of June, 1995, by EDWARD L WOTITZKY, who is personally known to me or who produced _____ as identification.

My commission expires _____



OFFICIAL NOTARY SEAL
COMMISSION NO. CC216616
MY COMMISSION EXP. JULY 26, 1998

Notary Public

Printed Name of Notary

Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 17th day of June, 1995, by SANDRA J BENKNER who is personally known to me or who produced _____ as identification.

My commission expires _____



OFFICIAL NOTARY SEAL
COMMISSION NO. CC216616
MY COMMISSION EXP. JULY 26, 1998

Notary Public

Printed Name of Notary

Serial or Commission Number

**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**

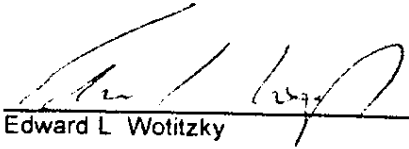
In compliance with Section 48 091, Florida Statutes, the following is submitted:

STARBOARD POINT 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 at Punta Gorda, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state

STARBOARD POINT CONDOMINIUM ASSOCIATION, INC.

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.



Edward L. Wotitzky