

N96000002435

HOWARD A. SPEIGEL
ATTORNEY AND COUNSELOR AT LAW
1101 North Lako Dostiny Road
Sullo 135
Maitland, Florida 32751

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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95 FEB 29 PM 1:29
TALLAHASSEE, FLORIDA

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
☐	Profit
☐	NonProfit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☐	Amendment
☐	Resignation of R.A., Officer/ Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

FOR FILING ONLY
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615
796A 19933



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 26, 1996

HOWARD A SPEIGEL ESQUIRE
1101 N LAKE DESTINY RD STE 135
MAITLAND, FL 32751

SUBJECT: VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W96000008983

We have received your document for VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (I, _____ hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6904.

Freida Chesser
Corporate Specialist

Letter Number: 796A00019933

FILED
65 APR 29 PM 1:29

ARTICLES OF INCORPORATION
OF
VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC.

A Florida corporation not for profit

In compliance with the requirements of Chapter 617, Florida Statutes (1983), the undersigned, being a resident of the State of Florida and being of full age, has this day voluntarily formed a corporation not for profit and does hereby certify:

ARTICLE I

NAME

The name of the corporation is Villas At Mango Key Condominium Association, Inc., a corporation not for profit, and is hereinafter called the "ASSOCIATION."

The principal address is: 3175 Linfields Blvd., Kissimmee, Florida 34747

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

A. The Association is organized as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and is a Condominium Association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Osceola County, Florida, known as Villas At Mango Key, and to transact any or all lawful business. Said condominium is herein called "Condominium" and the "Declaration of Condominium" hereby same has or will be created is herein called "Declaration". A description of the lands of the Condominium is set forth in the Declaration. This Association may also operate other condominiums which may be created on the lands described in Exhibit "A" to these "Articles of Incorporation," and if so, the word "Condominium" as used herein shall mean all such condominiums.

B. The Association shall have all of the following powers:

1. All the powers set forth and described in Chapter 617, Florida Statutes, as amended.
2. All the powers of an association as set forth in Chapter 718, Florida Statutes, as amended.
3. Make and collect assessment against members as unit owners to defray the costs, expenses and losses of the Condominium and other matters declared by the Declaration to be common expenses of the Condominium.
4. Use the proceeds of assessments in the exercise of its powers and duties.
5. Maintain, repair, replace and operate the Condominium Property.
6. Purchase insurance upon the Condominium Property and insurance for the protection of the Association and its members as Unit Owners, as well as liability insurance for the protection of Officers and Directors of the Association.
7. Reconstruct improvements after casualty and/or further improve the Condominium Property.

8. Make, modify, amend and rescind reasonable rules and regulations respecting the use of the Condominium Property, herein called the "Rules and Regulations".
9. Enforce by legal, equitable and administrative means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations.
10. Contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of Rules and Regulations and the maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association, its Directors and its officers shall, however, retain at all times the powers and duties granted by the Declaration and Chapter 718, Florida Statutes, including, but not limited to, the making of assessments, promulgation of Rules and Regulations and the execution of contracts on behalf of the Association.
11. Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.
12. Pay taxes and assessments which are liens against any part of the condominium other than individual Units and the appurtenances thereto, and to assess the same against the Units and the appurtenances thereto, and to assess the same against the Units as common expense of the Condominium.
13. Pay the cost of all utility services rendered to the Condominium and not billed individually to Owners of individual Units.
14. Purchase one (1) or more Units in the Condominium and to hold, lease, mortgage and convey such Units.
15. All Powers necessary for the purpose for which the Association is organized.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

The general members of the Association, shall constitute all the record Owners of the Condominium Units of the Condominium. Declarant (Developer) shall be considered owner of all those units which remain unsold. The voting members of the Association shall consist of: One (1) Owner of each Unit of the Condominium, who shall be designated as provided in the By-Laws of the Association. After receiving the approval of the Corporation, as required under the Declaration, change of membership in this Association shall be established by recording in the public records of Osceola County, Florida, a deed or other instrument establishing record title to a Condominium Unit by delivering to the Association a certified copy of such instrument. Immediately upon such recordation and delivery, the Owner designated by such Association and all membership of the prior Owner of such Condominium shall be thereby terminated.

ARTICLE IV

DURATION

The existence of the Association shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and, in the event of such termination, the Association shall be dissolved in accordance with law.

ARTICLE V

SUBSCRIBER

The name and residence of the subscriber of these Articles of Incorporation is:

Earl Warren Peck, Jr.
3175 Linfields Blvd.
Kissimmee, FL 34747

ARTICLE VI

OFFICERS

The affairs of the Association are to be administered under the direction of the Board of Directors by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Association as provided in the By-laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of members are as follows:

President:	Earl Warren Peck, Jr.
Vice President:	Chris Walton
Secretary:	Earl Warren Peck, Jr.
Treasurer:	Earl Warren Peck, Jr.

ARTICLE VIII

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, the members of which must be members of the Association, except as appointed by the Developer pursuant to the terms herein below. The initial Board of Directors of the Association shall consist of three (3) members. The names and addresses of the persons who are to serve as the initial Directors of the Association until the first election of their successors as provided for in the By-Laws are as follows:

Chris Walton
3175 Linfields Blvd.
Kissimmee, FL 34747

Earl Warren Peck, Jr.
3175 Linfields Blvd.
Kissimmee, FL 34747

Michael Butler
3175 Linfields Blvd.
Kissimmee, FL 34747

ARTICLE X

ACTION WITHOUT A MEETING

Any action which may be taken at a meeting of the members of the Association may be taken without a meeting if a consent in writing is signed by the members that

A. These Articles of Incorporation may be amended, from time to time, as follows:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than one-third (1/3) of the voting members of the Association.

3. Except as elsewhere provided, an amendment shall be adopted if approved by either:

(a) by not less than two-thirds (2/3) of the entire membership of the Board of Directors and also by not less than fifty-one percent (51%) of the votes of the voting members duly qualified to vote; or

(b) by not less than seventy-five percent (75%) of the vote of the voting members duly qualified to vote, regardless of approval of the Board of Directors.

B. No amendment shall make any changes in the qualifications for membership nor the voting rights or property rights of members, without approval in writing by all members and the joinder of all records Owners of mortgages upon Units.

C. No amendment shall make any change in the rights of the Developer without the written approval of the Developer. No amendment shall be made that is in conflict with the Condominium Act or the Declaration.

IN WITNESS WHEREOF the undersigned does set his hand and seal and has acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 12th day of April, 1996.

Emil W. Pech, Jr.

STATE OF FLORIDA
COUNTY OF Orange

Before me personally appeared Emil W. Pech, Jr. to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 12th day of April, 1996.

Seal

[Signature]
Notary Public
My Commission Expires:



HOWARD A. SPEIGEL
My Commission CC456595
Expires Apr. 30, 1999
Bonded by HAI
800-422-1555

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is: Villas at Mango Key Condominium Association, Inc.

2. The name and address of the registered agent and office is:

Earl Warren Peck, Jr.

(Name)

3175 Linfields Blvd

(P.O. Box NOT acceptable)

Kissimmee, Florida 34747

(City/State/Zip)

FILED
96 APR 29 PM 1:30
TALLAHASSEE, FLORIDA

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

SIGNATURE

Earl Warren Peck, Jr.

DATE

April 30th, 1996

N96000002435

Requestor's Name

Howard A. Speigel, P.A.

ATTORNEY AND COUNSELOR AT LAW

541 South Orlando Avenue

Suite 201

Maitland, Florida 32751

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-05/21/97--01122--006

*****57.50 *****57.50

Office Use Only

BER(S), (if known):

1. _____ (Corporation Name) (Document #) CF. 5.00

2. _____ (Corporation Name) (Document #) Cert. 52.50

3. _____ (Corporation Name) (Document #) 200002154852--2

Mr. Speigel gave permission to add the member's name 5/13/97

-04/25/97--01039--003

*****30.00 *****30.00

☐ Walk in

☐ Pick up time _____

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
☐	Profit
☐	NonProfit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☐	Amendment
☐	Resignation of R.A., Officer/ Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

FILED
97 MAY 13 AM 8:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NAME Change
&
Amendment
5/13/97
JC

Howard A. Spiegel, P.A.
ATTORNEY AND COUNSELOR AT LAW

541 South Orlando Avenue
Suite 201
Maitland, Florida 32751
(407) 647-5700
FAX (407) 647-8272

May 8, 1997

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL. 32314

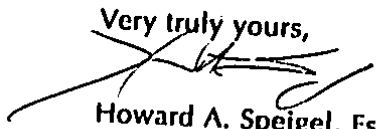
In re: Villas at Mango Key Condominium Association, Inc.
Ref #: N96000002435
Letter #: 297A00023301

Dear Ms. Connel:

Enclosed herein please find my check in the amount of \$57.50 representing the balance of the fee due for Article of Amendment (\$5.00), together with an additional \$52.50 for a certified copy.

Please file the amendment and forward a certified copy to this office at your earliest possible convenience.

Very truly yours,


Howard A. Spiegel, Esquire

HAS/bah
enclosures



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 5, 1997

HOWARD A. SPEIGEL, P.A.
541 SOUTH ORLANDO AVENUE
SUITE 201
MAITLAND, FL 32751

SUBJECT: VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC.
Ref. Number: N96000002435

We have received your document for VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$30.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The fee to file articles of amendment is \$35. For each certified copy requested, please add an additional \$52.50.

There is a balance due of \$5.00.

The date of adoption of each amendment must be included in the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6906.

Darlene Connell
Corporate Specialist

Letter Number: 297A00023301

RECEIVED

97 MAY 12 AM 8:19

VISION OF CORPORATIONS

AMENDMENT TO
ARTICLES OF INCORPORATION
OF
VILLAS AT MANGO KEY CONDOMINIUM ASSOCIATION, INC.

FILED
97 MAY 13 AM 9:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned incorporator does hereby certify that these ARTICLES OF INCORPORATION is hereby amended to reflect a change in the corporate name to VILLAS AT ISLAND CLUB CONDOMINIUM ASSOCIATION, INC., and that said articles, and specifically article I is amended as follows:

ARTICLE I: The name of the corporation shall henceforth be:
VILLAS AT ISLAND CLUB CONDOMINIUM ASSOCIATION, INC.

ARTICLE II: Section A shall hereafter read as follows:

The Association is organized as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and is a Condominium Association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Osceola County, Florida, known as Villas At Island Club, and to transact any or all lawful business. Said condominium is herein called "Condominium" and the "Declaration of Condominium" hereby same has or will be created is herein called "Declaration". A description of the lands of the Condominium is set forth in the Declaration. This Association may also operate other condominiums which may be created on the lands described in Exhibit "A" to these "Articles of Incorporation," and if so, the word "Condominium" as used herein shall mean all such condominiums.

IN WITNESS WHEREOF, I, the undersigned, being the president of the corporation do hereby declare the above amendment to have been properly approved pursuant to a special meeting of the Board of Directors, and that I, president has been authorized to take all appropriate actions to file this amendment with the Secretary of State, State of Florida. Accordingly I have hereunto set my hand and seal this 14th day of April, 1997, in the County of ORANGE, and the State of Florida. The sole existing member (Hunter Development Inc.) has approved this amendment.

Earl Warren Peck, Jr.
President- Earl Warren Peck, Jr.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized under the laws of the State of Florida to administer oaths and take acknowledgements, Earl Warren Peck, Jr., to me well known, and known to me to be the person(s) who subscribed to me and signed the above foregoing Articles of Incorporation and by me first duly sworn, acknowledge that he/they made and subscribed the above and foregoing Articles for the uses and purposes therein expressed and that the facts therein stated are truly set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of April, 1997.

My Commission Expires:

Notary



HOWARD A SPEIGEL
My Commission CC450008
Expires Apr. 30, 1999
Bonded by HAI
000-422-1668