

NO20000009602

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

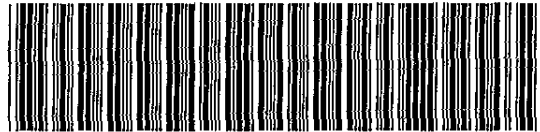
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## ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

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

- 1- SUNSET VILLAGE CONDOMINIUM ASSOCIATION, INC.
- 2- \_\_\_\_\_
- 3- \_\_\_\_\_
- 4- \_\_\_\_\_

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☐ Pick-up time ASAP

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<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**SUNSET VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I.**

The name of this corporation is SUNSET VILLAGE CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 209 Boundary Boulevard, Rotonda, Florida 33947, and the initial mailing address of the corporation is 685 Harvey Street, Englewood, Florida 34223.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed Sunset Village of Rotonda West, 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 Sunset Village of Rotonda West, 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 Sunset Village of Rotonda West, 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>
a) Trajko Kacurov	685 Harvey Street Englewood, Florida 34223
b) Branko Basic	6800 Placida Road - #170 Placida, Florida 34224
c) Blanka Basic	6800 Placida Road - #170 Placida, Florida 34224

#### 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 (2002), and in the Sunset Village of Rotonda West 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>Trajko Kacurov</i>
<i>Vice President</i>	-	<i>Branko Basic</i>
<i>Secretary</i>	-	<i>Blanka Basic</i>
<i>Treasurer</i>	-	<i>Branko Basic</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>
a) Trajko Kacurov	685 Harvey Street Englewood, Florida 34223
b) Branko Basic	6800 Placida Road - #170 Placida, Florida 34224
c) Blanka Basic	6800 Placida Road - #170 Placida, Florida 34224

**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 Sunset Village of Rotonda West Declaration of Condominium.

**ARTICLE XII.**

Each unit in Sunset Village of Rotonda West, 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.**

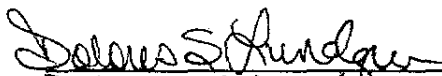
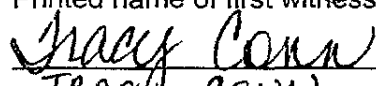
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.


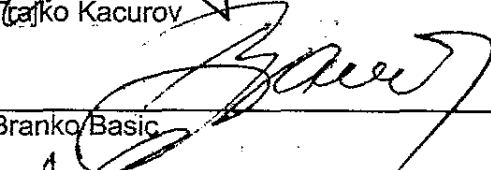

**ARTICLE XIV.**

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 16 day of November, 2002..

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

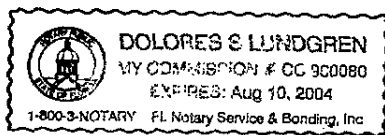
  
\_\_\_\_\_  
Dolores S. Lundgren  
Printed name of first witness  
  
\_\_\_\_\_  
TRACY CONN  
Printed name of second witness

  
\_\_\_\_\_  
Trajko Kacurov  
  
\_\_\_\_\_  
Branko Basic  
  
\_\_\_\_\_  
Blanka Basic

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 16 day of November, 2002, by Trajko Kacurov, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:

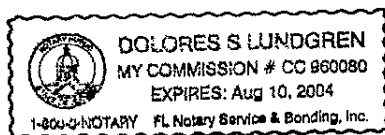


Dolores S. Lundgren  
Notary Public  
Dolores S. Lundgren  
Printed Name of Notary  
CC 960080  
Serial or Commission Number

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 16 day of November, 2002, by Branko Basic, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:

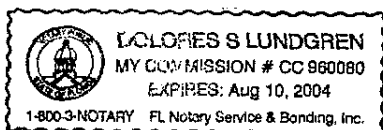


Dolores S. Lundgren  
Notary Public  
Dolores S. Lundgren  
Printed Name of Notary  
CC 960080  
Serial or Commission Number

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 16 day of November, 2002, by Blanka Basic, who is personally known to me.

My commission expires:



Dolores S. Lundgren  
Notary Public  
Dolores S. Lundgren  
Printed Name of Notary  
CC 960080  
Serial or Commission Number

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

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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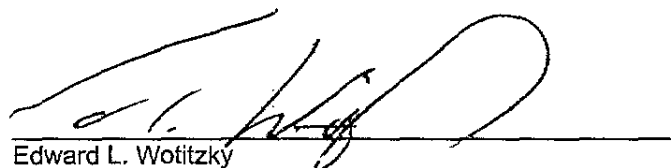
In compliance with Section 48.091, Florida Statutes, the following is submitted:

SUNSET VILLAGE 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.

**SUNSET VILLAGE 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