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NAME: 58th Street Cottages East Condominium Associ
AUDIT NUMBER.....H15000109427
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
CERT. OF STATUS..0 PAGES..... 4
CERT. COPIES.....0 DEL.METHOD.. FAX
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Exhibit B

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ARTICLES OF INCORPORATION OF
58TH STREET COTTAGES EAST CONDOMINIUM ASSOCIATION, INC.

The undersigned, being desirous of forming a corporation not for profit under the provisions of the statutes of the State of Florida, Chapter 617, states as follows.

ARTICLE I. NAME OF CORPORATION

The name of this corporation shall be 58TH STREET COTTAGES EAST CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association". The initial mailing address and principal place of business of the corporation is 102 48TH STREET, HOLMES BEACH, FLORIDA 34217, and may be changed from time to time as determined by the Board.

ARTICLE II. PURPOSE

This not for profit corporation is organized under the terms and provisions of Chapter 617 and Chapter 718, Florida Statutes (the "Condominium Act"), and is organized to provided the entity responsible for the operation of 58TH STREET COTTAGES EAST, A CONDOMINIUM, (the "Condominium") located in HOLMES BEACH, MANATEE COUNTY, FLORIDA.

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ARTICLE III. POWERS AND DUTIES

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit and all of the powers and duties set forth in said Condominium Act and the DECLARATION OF CONDOMINIUM OF 58TH STREET COTTAGES EAST, A CONDOMINIUM (the "Declaration") as amended from time to time, including but not limited to the following:

(a) The Association may enter into lease agreements and may acquire and enter into agreements acquiring leaseholds, Memberships and other possessory or use interests, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the Members of the Association.

(b) To make and collect regular and special assessments against Members as Unit Owners to defray the cost, expenses and losses of the Condominium and to make special assessments against Members as Unit Owners for maintenance or repair which is the responsibility of the Association.

(c) To use the proceeds of assessments in the exercise of its powers and duties.

(d) To maintain, repair, replace and operate the Condominium property, which shall include the irrevocable right to access each Unit from time to time during reasonable hours as may be necessary for such maintenance, repair or replacement of any of the Common Elements therein, if any, or accessible therein or therefrom or for making and emergency repairs therein, that may be necessary to prevent damage to the Common Elements, or to another Unit or Units, and to maintain and repair Units where authorized by the Declaration.

(e) To purchase insurance upon the Condominium Property and insurance for the protection of the Association and its Members as Unit Owners as may be required by law. To purchase insurance (errors and omissions, fidelity bonds, etc.) for the directors and officers of the Association.

(f) To adopt and amend reasonable regulations respecting the use of the units and common elements in the Condominium.

(g) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association, and the Rules and Regulations for the use of the property in the Condominium.

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(h) To levy fines for violation of approved Condominium rules and regulations, or violations of the provisions of the Declaration, these Articles or Bylaws, all as set forth in the Bylaws.

(i) To pay taxes and assessments which are liens against any part of the Condominium, other than the individual Units, unless the individual Unit or Units are owned by the Association, and the appurtenances thereto and to assess the same against the Unit and the owner of the Unit which is subject to such liens.

(j) To amend the Declaration in accordance with the Condominium Act and the Declaration.

(k) To purchase a Unit or Units in the Condominium and to hold, lease, mortgage, improve and convey same.

(l) To obtain all required utility and other services for the Common Property.

(m) To employ personnel for reasonable compensation to perform the services required for the proper carrying out of the Association responsibilities.

(n) To borrow funds as necessary.

(o) To exercise such further authority as may be reasonably necessary to carry out each and every one of the obligations of the Association set forth in the Declaration, these Articles or the Bylaws, including any right or power reasonably to be inferred from the existence of any other right, power, duty, or obligation given to the Association, or reasonably necessary to effectuate its obligation under the Declaration.

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SECRETARY OF STATE TALLAHASSEE, FLORIDA

ARTICLE IV. MEMBERS

4.1 All persons owning a vested present interest in the fee title to any of the Condominium Units as evidenced by a duly recorded proper instrument in the public records of county where the Condominium is located, shall be Members. Membership shall terminate automatically and immediately as a Member's vested interest in the fee title terminates. In the event a Unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its Membership rights.

4.2 The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Unit Owners Unit.

ARTICLE V.VOTING RIGHTS

Each Unit shall be entitled to cast one (1) vote at any meeting of the Association, to be cast in the manner set forth in the Association's Bylaws.

ARTICLE VI. INCOME DISTRIBUTION

No part of the income of this corporation shall be distributable to its Members.

ARTICLE VII. TERM OF EXISTENCE

This corporation shall exist perpetually, commencing on the date these Articles are filed with the Florida Department of State, unless dissolved according to law.

ARTICLE VIII. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the corporation shall be at 1401 8th Avenue West, Bradenton, Florida, 34205, and the registered agent at such address shall be Richard A. Weller, Esquire.

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ARTICLE IX. 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. The Initial Directors shall be appointed by the Declarant to the fullest extent permitted by the Condominium Act, and after turnover of the Association in accordance with the Condominium Act, the owners shall have the right to elect the directors, and such election shall take place at the annual meeting or as otherwise permitted by law, in the manner set forth by the Bylaws and the Condominium Act.

ARTICLE X. DIRECTORS AND OFFICERS

10.1 Directors shall serve until the next annual meeting or until their successors are chosen and qualified.

10.2 The officers of the Association shall be a President, a Vice President (only if determined necessary by the Board), a Secretary, and a Treasurer, or as otherwise provided in the Bylaws. Officers shall be elected annually by the Directors and shall serve until his or her successor is chosen and qualified. The Officers shall have the authority and obligations as provided in the Bylaws and Florida Statutes.

10.3 Directors and Officers need not be members of the Association, unless otherwise required by the Bylaws.

ARTICLE XI. INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities, including legal counsel fees (including but not limited to appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office, except when the director or officer is adjudged guilty of willful and wanton misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board approves the settlement as being in the best interest of the Association. The Association shall have the authority to 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. The premiums for such insurance shall be paid by the Unit Owners of the Association as part of the Common Expenses.

ARTICLE XII. 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 by the Bylaws.

ARTICLE XIII. INCORPORATOR

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

Name Address

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Richard A. Weller 1401 8th Avenue West, Bradenton, Florida 34205

ARTICLE XIV. AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a majority vote of all voting rights of all Members of the Association and all rights conferred upon the Members herein are granted subject to this reservation. While Declarant, as defined in the Declaration, has the authority to appoint the majority of the Board of Directors, these Articles of Incorporation may be amended by the Board of Directors.

IN WITNESS WHEREOF, I, the undersigned incorporator of these Articles of Incorporation, have hereunto set my hand this 4th day of May, 2015.

Richard A. Weller, Incorporator

STATE OF Florida
COUNTY OF Manatee

Acknowledged before me this 4th day of May, 2015, by Richard A. Weller, who is personally known to me or has produced _____ as identification.

SUSAN C. SWETT
MY COMMISSION # FF 046821
EXPIRES: November 20, 2017
Bonded Thru Notary Public Underwriters

Notary Public SUSAN C. SWETT

ACCEPTANCE OF REGISTERED AGENT

The undersigned, Richard A. Weller, Esq., hereby accepts designation as Registered Agent, and Registered Agent of the foregoing corporation and acknowledges that he is familiar with the duties and responsibilities of a Registered Agent in Florida.

Dated this 4th day of May, 2015

Richard A. Weller, Registered Agent

STATE OF FLORIDA
COUNTY OF MANATEE

Acknowledged before me this 4th day of May, 2015, by Richard A. Weller, who is personally known to me.

SUSAN C. SWETT
MY COMMISSION # FF 046821
EXPIRES: November 20, 2017
Bonded Thru Notary Public Underwriters

Notary Public SUSAN C. SWETT