



EXAMINER'S INITIALS:

2557-611

WOOD-2548

00 JAN 28 PM 3: 19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FILED
00 JAN 28 PM 3:19
CLERK OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
00 JAN 28 PM 12:57
DEPT. OF JUSTICE
DIVISION OF INVESTIGATION
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

January 28, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: 6TH AVENUE CONDOMINIUM ASSOCIATION INC.
Ref. Number: W00000002548

We have received your document for 6TH AVENUE CONDOMINIUM ASSOCIATION INC.. However, the document has not been filed and is being returned for the following:

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

Please return the original and one copy of 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 (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 700A00004150

RESUBMIT
Please give original
submission date as file date:

RECEIVED
00 FEB - 1 PM 12:57
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

ARTICLES OF INCORPORATION

OF

6TH AVENUE CONDOMINIUM ASSOCIATION INC.

FILED

00 JAN 28 PM 3: 19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

6TH AVENUE DEVELOPMENT INC, a Florida corporation, being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I. NAME AND ADDRESS

The name of this corporation shall be 6TH AVENUE CONDOMINIUM ASSOCIATION INC., a Florida not-for-profit corporation, hereinafter referred to as the Association. The street address of the initial principal office of the Association which is also the mailing address of the Association is Ste.???, 46 Washington Boulevard, Sarasota, Florida 34236.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Manatee County, Florida, known as 6TH AVENUE CONDOMINIUM, hereinafter referred to as the Condominium. The Declaration of Condominium, and any amendments thereto, whereby the Condominium has been or will be created is hereinafter referred to as the Declaration. The developer of the Condominium is 6TH AVENUE

DEVELOPMENT INC, A Florida corporation, hereinafter referred to as Developer.

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with The Declaration and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association or the Declaration.

ARTICLE IV. LIMITATIONS OF ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

Every owner of a recorded present ownership interest in a unit in the Condominium shall become a member of the Association; provided, however, in the event of termination of the Condominium members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Each member shall promptly deliver to the Association a copy of the duly recorded instrument of conveyance establishing an ownership interest in a unit in the Condominium and shall obtain a written acknowledgment of said delivery signed by an officer of the Association. Membership in the Association shall be terminated automatically when the ownership interest to the Condominium unit supporting said membership vests in another legal entity, except any member who owns more than one (1) unit shall remain a member of the Association so long as he shall retain an ownership interest in any unit.

Prior to the recording of the Declaration in the Public Records of Manatee County, Florida, the incorporator shall constitute the sole member of the Association.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election

by the members. The names and addresses of the initial directors are as follows:

NAME	ADDRESS
Jennifer S. Perryman	2306 Canasta Drive Bradenton Beach, FL 34217
Ian K. Perryman	2306 Canasta Drive Bradenton Beach, FL 34217
Cassandra J Goode	2306 Canasta Drive Bradenton Beach, FL 34217

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. The first election of directors shall not be held until unit owners other than Developer are entitled to elect at least one (1) director pursuant to the provisions of the Condominium Act. Any vacancies in the Board occurring before the first election shall be filled by Developer.

Section 5. Subsequent to the first election of directors, directors entitled to be elected by unit owners other than Developer shall be elected at the annual meeting of the members and shall be qualified and hold office as provided in the Bylaws. Until Developer transfers control of the Association to the other Unit Owners, Developer shall be entitled to be elected by the non-developer Unit Owners.

SECTION VIII. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer.

Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Ian K. Perryman
Vice President	Jennifer S. Perryman
Secretary	Jennifer S. Perryman
Treasurer	Ian K. Perryman

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 2306 Canasta Drive, Bradenton Beach FL 34217 and the name of the initial registered agent of this Association located at that address is Ian K Perryman.

ARTICLE XI. INCORPORATORS

The name and address of the incorporator is 6th Avenue
Development Inc. 2306 CANASTA DRIVE, BRADENTON BEACH...FL 34-217.

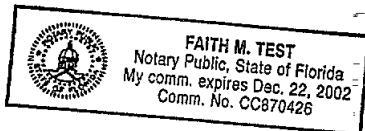
IN WITNESS WHEREOF, for the purpose of forming a corporation
not for profit under the provisions of Chapter 617 of the Florida
Statutes, the undersigned, constituting the incorporator hereof,
has caused these Articles of Incorporation to be executed this 26th
day of January, 2000.

6TH AVENUE DEVELOPMENT INC

BY Ian K. Perryman
IAN K. PERRYMAN, PRESIDENT

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th
day of January, 2000, by Ian K. Perryman, the President
of 6th Avenue Development Inc, a Florida corporation, on behalf of
the corporation. He is personally known to me or has
produced _____ as identification and did not take
an oath.



Faith M. Test
(Notary Public)

Faith M. Test
(Typed, Printed or Stamped Name of Notary)

FILED
00 JAN 28 PM 3:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE

I HEREBY ACCEPT the designation as initial Registered Agent for the Association, as stated in the foregoing articles of incorporation.


(IAN K. PERRYMAN)