

N01000008635

ATTORNEYS' TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

City/St/Zip

850-222-2785

Phone #

FILED  
01 DEC 11 AM 11:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

1- BAYLANDS CONDOMINIUM ASSOCIATION, INC.

2-

3-

700004718577--5  
-12/11/01--01005--012  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

4-

Walk-in

Pick-up time ASAP

Certified Copy

Mail-out

Will wait

Photocopy

Certificate of Status

NEW FILINGS	
<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

RECEIVED  
01 DEC 11 AM 10:38  
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DIVISION OF CORPORATE AND  
TALLAHASSEE, FLORIDA

Examiner's Initials

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

**FILED**  
01 DEC 11 AM 11:40  
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TALLAHASSEE, FLORIDA

**ARTICLE I.**

The name of this corporation is BAYLANDS CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 149 Old Englewood Road, Englewood, Florida 34223, and the initial mailing address of the corporation is 2375 N. Beach Road - Unit 1B, Englewood, Florida 34223.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed Baylands, a Condominium, located in Sarasota 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 Baylands, 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 Baylands, 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><b>NAME</b></u>	<u><b>ADDRESS</b></u>
a) Joseph Grippi	2375 N. Beach Road - Unit 1B Englewood, Florida 34223
b) Edward L. Wotitzky	223 Taylor Street Punta Gorda, FL 33950
c) 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 (2001), and in the Baylands 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>Susan McQuaid</i>
<i>Vice President</i>	-	<i>Joseph Grippi</i>
<i>Secretary</i>	-	<i>J. Dennis McQuaid</i>
<i>Treasurer</i>	-	<i>Susan McQuaid</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><b>NAME</b></u>	<u><b>ADDRESS</b></u>
a) Joseph Grippi	2375 N. Beach Road - Unit 1B Englewood, FL 34223
b) Susan McQuaid	8 Palmer Drive Tiburon, CA 94920
c) J. Dennis McQuaid	8 Palmer Drive Tiburon, CA 94920

**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 Baylands Declaration of Condominium.

**ARTICLE XII.**

Each unit in Baylands, 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.**

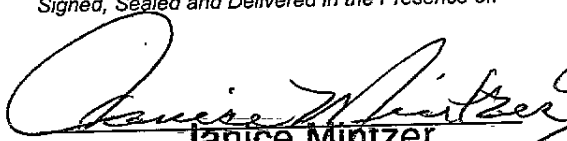
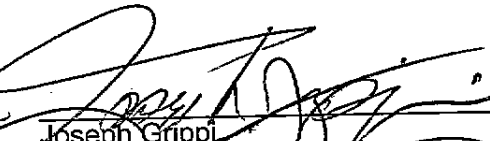
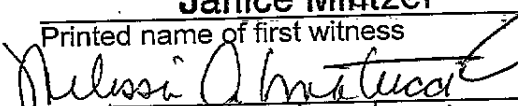

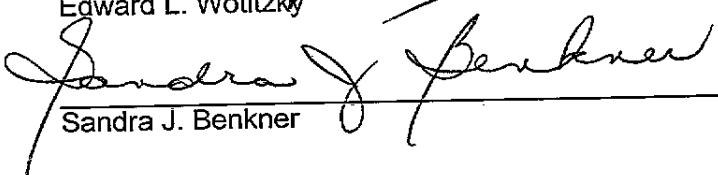
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

**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 11<sup>th</sup> day of October, 2001.

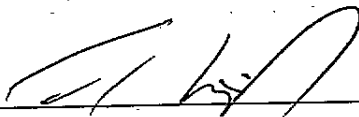
*Signed, Sealed and Delivered in the Presence of:*


 _____ Janice Mintzer Printed name of first witness	 _____ Joseph Grippi
 _____ MELISSA A. Anatucci Printed name of second witness	 _____ Edward L. Wotitzky
	 _____ Sandra J. Benkner

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Sept, 2001, by Joseph Grippi who is personally known to me or who produced N/A as identification.

My commission expires:

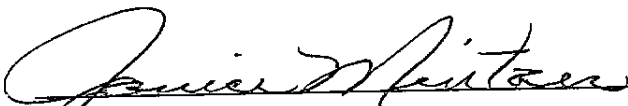
  
\_\_\_\_\_  
Notary Public  
Edward L. Wotitzky  
\_\_\_\_\_  
Printed Name of Notary  
\_\_\_\_\_  
Serial or Commission Number


 Edward L. Wotitzky  
MY COMMISSION # CC816612 EXPIRES  
April 25, 2003  
BONDED THRU TROY FAIN INSURANCE, INC

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October 2001, by Edward L. Wotitzky, who is personally known to me or who produced N/A as identification.

My commission expires:

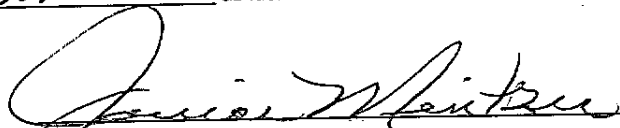
  
\_\_\_\_\_  
Notary Public  
**Janice Mintzer**  
\_\_\_\_\_  
Printed Name of Notary  
\_\_\_\_\_  
Serial or Commission Number


 Janice Mintzer  
MY COMMISSION # CC972809 EXPIRES  
February 13, 2003  
BONDED THRU TROY FAIN INSURANCE, INC

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by Sandra J. Benkner, who is personally known to me or who produced N/A as identification.

My commission expires:

  
\_\_\_\_\_  
Notary Public  
**Janice Mintzer**  
\_\_\_\_\_  
Printed Name of Notary  
\_\_\_\_\_  
Serial or Commission Number

 Janice Mintzer  
MY COMMISSION # CC972809 EXPIRES  
February 13, 2003  
BONDED THRU TROY FAIN INSURANCE, INC

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

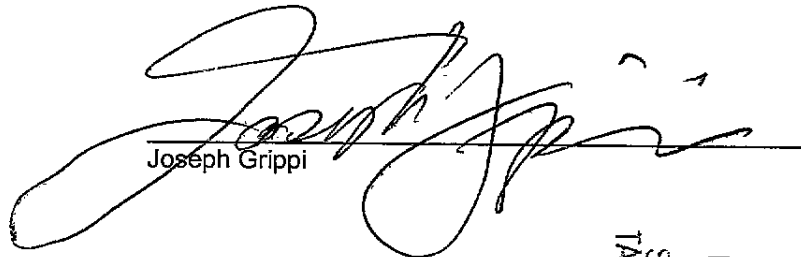
In compliance with Section 48.091, Florida Statutes, the following is submitted:

BAYLANDS 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 Englewood, County of Sarasota, State of Florida, has designated Joseph Grippi whose street address is 2375 N. Beach Road - Unit 1B, Englewood, Florida 34223, as its agent to accept service of process within this state.

**BAYLANDS 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.

  
\_\_\_\_\_  
Joseph Grippi

**FILED**  
01 DEC 11 AM 11:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA