

NO20000007192
KURT F. LEWIS, P.A.

6624 Gateway Avenue
Sarasota, Florida 34231

(941) 921-5595
FAX (941) 921-3950

September 18, 2002

Corporate Records Bureau
Attn: New Filings
409 E Gaines Street
Tallahassee, Florida 32399

1-850-487-6052

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*****70.00 *****70.00

Re:South McIntosh Commercial Park
Condominium Association, Inc

Ladies:

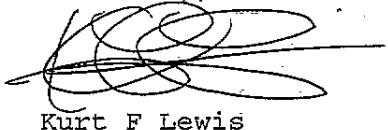
Enclosed please find original and one executed copy of the Articles of Incorporation for the above corporation. We would appreciate you filing the same and advising us when they have been filed.

Also enclosed is our check in the amount of \$70.00 to cover the following costs:

Filing Fee	\$35.00
Registered Agent Designation	\$35.00

Thank you in advance for your cooperation in this matter.

Sincerely,



Kurt F Lewis

mt

Enclosures

UPS Tracking # 1Z F22 7AO 22 1000 216 4
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FILED
02 SEP 19 AM 9:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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02 SEP 19 AM 9:25
Sarasota County State
TALLAHASSEE, FLORIDA

South McIntosh Commercial Park Condominium Association, INC
(A Florida Corporation Not for Profit)

The undersigned, acting as incorporator of South McIntosh Commercial Park Condominium Association, Inc., under the Florida General Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I –
NAME AND PRINCIPAL OFFICE

South McIntosh Commercial Park Condominium Association (referred to herein as the Corporation).
Principal office address: 6624 Gateway Avenue, Sarasota, Florida 34231.

ARTICLE II.
COMMENCEMENT OF EXISTENCE

The existence of the Corporation will commence on the date on which these Articles are filed with the Florida Secretary of State.

ARTICLE III.
DURATION

The Corporation will have a perpetual existence unless dissolved by operation of law or the act of all of its members.

ARTICLE IV.
PURPOSE

The general purpose for which the Corporation is organized is to provide an owners' association entity pursuant to the Florida Condominium Act for the operation of that certain commercial land condominium located in Sarasota County, Florida, known as "South McIntosh Commercial Park, a Land Condominium", (hereinafter the "Condominium").

ARTICLE V.
POWERS

The powers of the Corporation shall include and shall be governed by the following:

- (a) General Powers- -. The Corporation shall have all of the powers of a Florida corporation not for profit in addition to the powers set forth in the Act, the Corporation's Bylaws and the Declaration of Condominium.
- (b) Lease Powers - The Corporation may enter into lease agreements pertaining to real or personal property
- (c) Distribution of Income - The Corporation shall make no distribution of income to its members, directors or officers~
- (d) Limitations - The powers of the Corporation shall be subject to and shall be exercised in

accordance with the provisions of its Bylaws and the Declaration

ARTICLE VI.
MEMBERS

1. Membership. The members of the Corporation shall consist of all of the record owners of the three units in the Condominium and, if and when the Condominium is terminated, shall consist of those who are members of the Corporation at the time the Condominium is terminated. The rights and obligations of the members shall extend to their successors and assigns.

2. Assignment. The interest of a member in the funds and asset of the Corporation may not be assigned, hypothecated or transferred in any manner except as an appurtenance to the Condominium Parcel for which that interest is held.

3. Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit which vote shall be exercised or cast in the manner described in the Declaration and Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned, as set forth in the Declaration.

4.. Meeting. The Bylaws of the Corporation shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE VII.
ASSESSMENTS

The Corporation will obtain funds with which to operate by dues and by assessment of its members in accordance with the provisions of the Declaration, as the same may be supplemented or modified by the provisions of the Articles and Bylaws of the Corporation relating thereto.

ARTICLE VIII.
BOARD OF DIRECTORS

(a) Directors. The affairs of the Corporation shall be managed by a Board of Directors consisting of three (3) directors. Directors shall be elected as provided in the Bylaws.

(b) First Board.~ The names and addresses of the members of the first Board of Directors who shall remain until their successors are elected or appointed, are as follows:

NAME	ADDRESS
DICK CHENET	6211 South McIntosh Sarasota, Florida
DONALD DELEPENHA	6209 South McIntosh Sarasota, Florida
KURT F LEWIS	6624 Gateway Sarasota, Florida

ARTICLE IX.

OFFICERS

The following shall serve until their successors are designated by the affairs of the Corporation shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Corporation and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for the filling of vacancies and for the respective duties of the officers. The names of the officers who Board of Directors elect are as follows:

NAME
DICK CHENET
DONALD DELEPENHA

OFFICES
President and Treasurer
Vice President & Secretary

ARTICLE X BYLAWS

The first Board of Directors of the Corporation shall adopt Bylaws consistent with these Articles.. The Bylaws may be altered, amended or rescinded by the directors in the manner provided by such Bylaws.

ARTICLE XI - AMENDMENT

These Articles may be altered, amended or repealed by resolution of the Board of Directors.

ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation shall be located at 6624 Gateway, Sarasota, Florida 34231, and the name of the initial registered agent of this Corporation at that address is KURT F LEWIS, The Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE XIII - BUDGET AND EXPENDITURES

The Board of Directors shall adopt, annually, a budget for the operation of the Condominium for the ensuing year and for the purpose of levying assessments against all assessable property in the Condominium, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budget in respect of expenditures

ARTICLE XIV
- INCORPORATOR

Name
KURT F LEWIS Esq.

Address
6624 Gateway Ave
Sarasota, Florida 34231


The incorporator of the Corporation assigns to this Corporation his rights to constitute a corporation, and he assigns to those persons designated by the Board of Directors any rights he may have as incorporator, this assignment becoming effective on the date corporate existence begins.

ARTICLE XV
Indemnification OF OFFICERS AND DIRECTORS

Corporation against all expenses and liabilities, including counsel Every Director and every Officer shall be indemnified by the fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director officer of the Corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, the incorporator and the president of the Corporation have set their bands and seal this 18th day of September, 2002, at Sarasota, Florida.


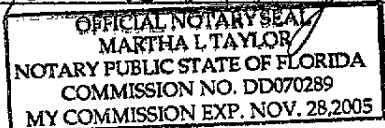
KURT F LEWIS


incorporator

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by Kurt F Lewis who is personally known to me this September 18, 2002.

Notary Public

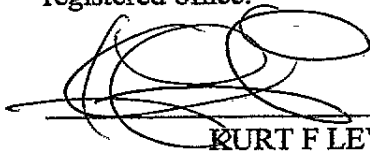


OFFICIAL NOTARY SEAL
MARTHA L TAYLOR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD070289
MY COMMISSION EXP. NOV. 28, 2005

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That South McIntosh Commercial Park Condominium Association, Inc., desiring to organize under the Laws of the State of Florida, with its initial registered office, as indicated in the Articles of Incorporation, at 6624 Gateway Ave, Sarasota County, Sarasota, Florida 34231, has named KURT F LEWIS, located at that address, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the corporation named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida General Corporation Act relative to keeping open the registered office.


KURT F LEWIS

FILED
02 SEP 19 AM 9:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA