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Division of Corporations

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**FLORIDA NON-PROFIT CORPORATION**

**SOUTH DIESEL CONDOMINIUM ASSOCIATION, INC.**

Certificate of Status	1
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**EXHIBIT A  
TO DECLARATION OF CONDOMINIUM  
ARTICLES OF INCORPORATION  
OF  
SOUTH DIESEL CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the state of Florida, and adopt the following articles of incorporation:

1. **NAME AND ADDRESS** -- The name of this corporation is SOUTH DIESEL CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

The street address of the initial principal office of the association is 10961 Harmony Park Drive, Bonita Springs, Florida 34135.

2. **TERM OF EXISTENCE** -- The association shall have perpetual existence.
3. **PURPOSE** -- This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Lee County, Florida, and known as South Diesel Business Center, a condominium ("the condominium"), to be created under the declaration of condominium ("the declaration").
4. **MEMBERS** -- The qualification of members and the manner of their admission shall be as regulated by the bylaws.
5. **AMENDMENTS** -- Amendment to these Articles shall be proposed and adopted in the following manner:
  - 5.1. **PROPOSAL** -- Amendments to these Articles may be proposed by a majority of the Board or by petition of the owners of at least one-half (1/2) of the units by instrument, in writing, signed by them.
  - 5.2. **PROCEDURE** -- Upon any amendment or amendments to these Articles being proposed by said Board or unit owners, such proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.
  - 5.3. **VOTE REQUIRED** -- Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by two-thirds (2/3) of

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the voting interests at any annual or special meeting, or by approval in writing of two-thirds (2/3) of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the members, and the notice contains the full text of the proposed amendment.

- 5.4. **EFFECTIVE DATE** -- An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Collier County, Florida.
6. **INITIAL REGISTERED OFFICE AND REGISTERED AGENT** -- The street address of the initial registered office of this association is The Center at the Springs, 25241 Elementary Way, Suite 206, Bonita Springs, Florida 34135 and the name of the initial registered agent of this association at that address is Richard D. Lyons, Esq.
7. **BOARD OF DIRECTORS** -- The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

Michael J. Zaccheo  
10961 Harmony Park Drive  
Bonita Springs, Florida 34135

Maria Zaccheo  
10961 Harmony Park Drive  
Bonita Springs, Florida 34135

William G. Citarella  
3220 Bermuda Isle Circle, No. 1132  
Naples, FL 34109

The method of election of directors is provided in the bylaws.

8. **INCORPORATOR** -- The name and address of the incorporator to these articles is as follows:

Richard D. Lyons, Esq.  
Lyons & Lyons, P.A.  
Law Offices  
The Center at the Springs  
25241 Elementary Way, Suite 206  
Bonita Springs, Florida 34135

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IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on this 29<sup>th</sup> day of May, 2003.

By:

Richard D. Lyons  
Richard D. Lyons

Its: Incorporator

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me the 29<sup>th</sup> day of May, 2003, by Richard D. Lyons, who is personally known to me.



Kathleen Ellen Valentine  
MY COMMISSION # CC971108 EXPIRES  
September 28, 2004  
BONDED THROUGH FARM INSURANCE, INC.

Kathleen Ellen Valentine  
Notary Public

(Seal)

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for South Diesel Condominium Association, Inc., at a place designated in these Articles of Incorporation, I hereby accept this appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.

Richard D. Lyons  
Richard D. Lyons

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
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