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SCOTT HARRIS

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Division of Corporations

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From:

Account Name : SCOTT, HARRIS, BRYAN, BARRA & JORGENSEN, PA  
Account Number : 070674001534  
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FLORIDA NON-PROFIT CORPORATION

Bay Colony Marina Condominium Association, Inc.

|                       |         |
|-----------------------|---------|
| Certificate of Status | 1       |
| Certified Copy        | 0       |
| Page Count            | 03      |
| Estimated Charge      | \$78.75 |

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ARTICLES OF INCORPORATION  
OF  
BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC.

**Article I. Name**

The name of this corporation is BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC.

**Article II. Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 718 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of Bay Colony Marina, a condominium under the Florida Condominium Act pursuant to a declaration of condominium recorded in the office of the Clerk of the Circuit Court of the County of Palm Beach, State of Florida.

**Article III. Members**

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant. Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

**Article IV. Principal Office**

The principal place of business and mailing address of this corporations shall be:

500 Bay Colony Drive North  
Juno Beach, Florida 33408

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**Article V. Initial Registered Agent and Street Address**

The name and Florida Street address of the registered agent is:

J. Richard Harris  
4400 P.G.A. Boulevard  
Suite 800  
Palm Beach gardens, Florida 33410

**Article VI. Initial Directors and Officers**

The number of persons constituting the first board of directors is five. The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified and the names and addresses of the initial officers are:

| Name               | Title              | Address   |
|--------------------|--------------------|---|
| Albert Schnieder   | Director/Secretary | 544 Bay Colony Drive<br>North<br>Juno Beach, FL 33408 |
| Nicholas Fillaramo | Director/President | 114 Bay Colony Drive<br>North<br>Juno Beach, FL 33408 |
| W. D. Robinson     | Director           | 511 Bay Colony Drive<br>North<br>Juno Beach, FL 33408 |
| Ben Cammerata      | Director           | 511 Bay Colony Drive<br>North<br>Juno Beach, FL 33408 |
| James McCluskey    | Director           | 582 Bay Colony Drive<br>North<br>Juno Beach, FL 33408 |

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**Article VII. Manner of Election**

At the first annual meeting, the members shall elect from among the members of the corporation five directors for a term of one year each.

**Article VIII. Bylaws**

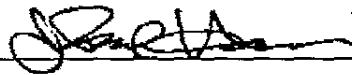
Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

**Article IX. Incorporator**

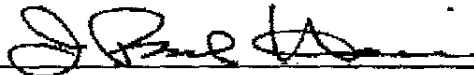
The name and address of the incorporator of the corporation is as follows:

J. Richard Harris  
4400 P.G.A. Boulevard  
Suite 800  
Palm Beach gardens, Florida 33410

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



J. Richard Harris  
Date: April 22, 2004



J. Richard Harris, Incorporator  
Date: April 22, 2004

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