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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2004 MAY 21 P 12:16

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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Louisa Street Condominium
Association, Inc.

Signature _____

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- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
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- _____ Fictitious Search _____
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- _____ Vehicle Search _____
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ARTICLES OF INCORPORATION
OF
LOUISA STREET CONDOMINIUM ASSOCIATION, INC

FILED
2004 MAY 21 P 12:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation is **LOUISA STREET CONDOMINIUM ASSOCIATION, INC**

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation is **515 Louisa Street, Key West, FL 33040.**

ARTICLE III: PURPOSE

The purpose of this non profit corporation is to manage the affairs of the condominium.

ARTICLE IV: QUALIFICATION

The qualifications for members and the manner of their admission are stated in the bylaws of the corporation.

ARTICLE V: INITIAL REGISTERED OFFICE AND AGENT

The initial registered office and agent of the corporation is **Danielle Kleinman, 515 Louisa Street, Key West, FL 33040.**

ARTICLE VI: INITIAL BOARD OF DIRECTORS

The manner in which the directors are elected is stated in the corporate bylaws. The name and address of each person who is to serve as a member of the initial Board of Directors is **Lawrence C. Kleinman, Danielle Kleinman, Ben Harrison, 515 Louisa Street, Key West, FL 33040.**

ARTICLE VII: NON-STOCK BASIS

The corporation is organized under a non-stock basis.

ARTICLE VIII: DISSOLUTION

In the event of dissolution , the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt organizations described in sections 501(c) (3) and 170 (c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State or local government for exclusive public purpose.

ARTICLE IX: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is **Capital Connection, Inc., 417 East Virginia Street, Suite 1, Tallahassee, Florida 32301.**

ARTICLE X: AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation, or any amendment(s) thereto.

ARTICLE XI: CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

The undersigned incorporator has executed these Articles of Incorporation this 21st day of May 2004.

"Capital Connection, Inc. by Stacey Leggett, Client Representative"

Stacey Leggett

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the mentioned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is: LOUISA STREET

CONDOMINIUM ASSOCIATION, INC

2. The name and street address of the registered agent and office is: DANIELLE KLEIMAN

515 LOUISA ST

KEY WEST, FL 33040

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

x Danielle Kleiman
DANIELLE KLEIMAN

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2009 MAY 21 P
SECRETARY OF STATE
TALLAHASSEE, FLORIDA