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Kendall T. Moore

June 29, 2004

Corporate Records Bureau
Division of Corporations
Department of State
409 E. Gaines Street
Tallahassee, FL 32399

RE: Island Oaks Condominium Association of Merritt Island, Inc.

Dear Sir/Madam:

Enclosed is the original and a copy of the proposed Articles of Incorporation for the above-named not for profit corporation, a Registered Agent Designation, and a check to your order to cover the following items:

1.	Filing	\$ 35.00
2.	Certified copy of the Articles of Incorporation	8.75
3.	Registered Agent Designation	<u>35.00</u>
	TOTAL	\$78.75

Please send us a certified copy of the Articles of Incorporation once filed.

Sincerely,


David M. Presnick

Enclosures

ARTICLES OF INCORPORATION
OF
ISLAND OAKS CONDOMINIUM ASSOCIATION OF MERRITT ISLAND, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
ISLAND OAKS CONDOMINIUM ASSOCIATION OF MERRITT ISLAND, INC.
(a corporation not for profit)

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TALLAHASSEE, FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida, for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I

NAME

The name of the corporation shall be ISLAND OAKS CONDOMINIUM ASSOCIATION OF MERRITT ISLAND, INC. The corporation shall be hereinafter referred to as the "Association".

ARTICLE II

PURPOSE

The purposes and objects of the Association shall be to administer the operation and management of a condominium to be established by ISLAND OAKS, INC., a Florida corporation, hereinafter called Developer, the condominium complex to be established in accordance with the laws of the State of Florida upon the following described property, situate, lying and being in unincorporated Merritt Island, Brevard County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HEREOF

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium of Island Oaks, a Condominium (the "Declaration") which will be recorded in the Public Records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III

POWERS

The Association shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not for profit as set forth in Chapter 617, Florida Statutes, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. To make and establish reasonable rules and regulations governing the use of condominium units and the common elements in the condominium as said terms may be defined in the Declaration.

2. To levy and collect assessments against members of the Association to defray the common expenses of the condominium as may be provided in the Declaration and in the By-Laws of the Association (the "By-Laws") which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, and otherwise trading and dealing with such property, whether real or personal, including the units in the condominium, which may be necessary or convenient in the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration.

3. To maintain, repair, replace, operate and manage the condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the condominium property.

4. To contract for the management and maintenance of the condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

5. To enforce the provisions of the Declaration, these Articles of Incorporation, the By-Laws which may be hereafter adopted, and the rules and regulations governing the use of the condominium as the same may be hereafter established.

6. To acquire title to property or otherwise hold, convey, lease, and mortgage association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board of Administration of the Association (the "Board of Administration"). Except as otherwise permitted in subsections (8) and (9) of Section 718.111, Florida Statutes, and in Section 718.114, Florida Statutes, no association may acquire, convey, lease, or mortgage association real property except in the manner provided in the Declaration, and if the declaration does not specify the procedure, then approval of seventy-five (75%) percent of the total voting interests shall be required.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration.

8. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the surface water or stormwater management system.

9. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all condominium units in the condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except as provided in Item E of this Article IV.

B. Membership shall be established by the acquisition of fee title to a unit in the condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his being divested of all title to or his or her entire fee ownership interest in all units in the condominium.

C. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his or her condominium unit. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the said By-Laws.

D. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each unit in the condominium, which vote shall be exercised or cast by the owner or owners of each unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) unit, such member shall be entitled to exercise or cast as many votes as he owns units, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration, the membership of the Association shall be comprised of the subscribers of these Articles, each of which subscribers shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

ARTICLE V

EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE VI

LOCATION

The principal office of the Association shall be located at 2081 N. Courtenay Parkway, Merritt Island, Brevard County, Florida, 32953 but the Association 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 Administration.

ARTICLE VII

DIRECTORS

The affairs of the Association shall be managed by the Board of Administration. The number of members of the Board of Administration shall be three (3) until transfer of

control of the Association to unit owners other than the Developer at which time the number of directors shall increase to five (5). The members of the Board of Administration shall be elected as provided by the By-Laws. The Board of Administration shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of this Association. Notwithstanding the foregoing, the first election of directors will be held in accordance with Article VI of the Declaration. Any vacancies in the Board of Administration occurring before the first election will be filled by the remaining directors, unless the vacancy occurs when both the Developer and unit owners other than the Developer are entitled to representation in which event the vacancy shall be filled by an election as provided in Rule 61B.23.001(12) Florida Administrative Code.

The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Richard O'Halloran

1395 N. Courtenay Parkway
Merritt Island, Florida 32953

Marc B. Rousseau

5781 Jamaica Road
Port St. John Florida 32927

David M. Presnick

96 Willard Street, Suite 302
Cocoa, Florida 32922

ARTICLE VIII

OFFICERS

The Board of Administration shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary or Assistant Secretary be held by the same person.

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Administration, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the

condominium, and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Richard O'Halloran President, Treasurer	1395 N. Courtenay Parkway Merritt Island, Florida 32953
Marc B. Rousseau Secretary	5781 Jamaica Road Port St. John Florida 32927
David M. Presnick Vice-President	96 Willard Street, Suite 302 Cocoa, Florida 32922

ARTICLE IX

SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

David M. Presnick, Esquire	96 Willard Street, Suite 302 Cocoa, Florida, Florida 32922
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ARTICLE X

BY-LAWS

The original By-Laws of the Association shall be adopted by the Board of Administration and thereafter, such By-Laws may be altered or rescinded by the Board of Administration only in such manner as said By-Laws may provide.

ARTICLE XI

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he/she may be a party, or in which he/she may become involved, by reason of he/she being or having been a director or officer of the Association, whether or not he/she 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/her 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 Administration approves such settlement and reimbursement as being in the best interests of the Association. 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. The intent of this indemnification is to afford protection to the Directors and Officers of the Association to the maximum extent allowed by law.

ARTICLE XII

AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the Association acting upon a vote of the majority of the directors, or by the members of the Association owning a majority of the condominium units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the Owners of at least seventy-five (75%) percent of the total number of units in the condominium (i.e. 36 of 48 of the Unit Owners must vote for the amendment) in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. No amendment is valid until it is recorded in the Public Records. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the Association shall be recognized, if such

member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

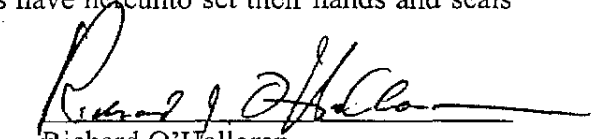
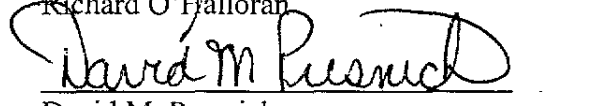
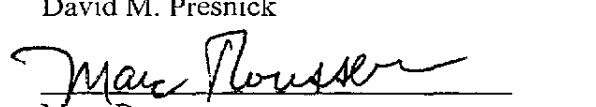
Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these articles which shall abridge, amend or alter the right of the Developer to designate and select members of each Board of Administration, as provided in Article VII hereof, may be adopted or become effective without the prior consent of the Developer.

ARTICLE XIII

DISSOLUTION

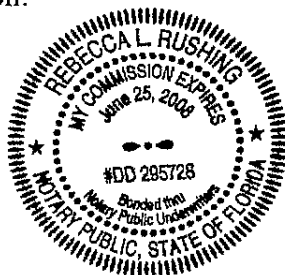
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

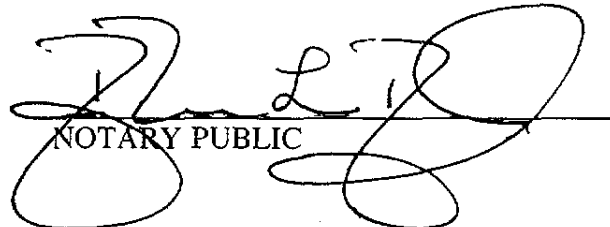
IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 29th day of June, 2004.


Richard O'Halloran

David M. Presnick

Marc Rousseau

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Richard O'Halloran, Marc Rousseau and David M. Presnick, who ☒ are personally known to me or ☐ have produced _____ as identification.




NOTARY PUBLIC

CERTIFICATE OF REGISTERED AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

ISLAND OAKS CONDOMINIUM ASSOCIATION OF MERRITT ISLAND, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in Merritt Island, County of Brevard, State of Florida, has named DAVID M. PRESNICK, ESQ., 96 Willard Street, Suite 302, Cocoa, Florida, Florida 32922, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, and he hereby accepts to act in this capacity and agrees to comply with the provisions of said Act relative to keeping open said office.


DAVID M. PRESNICK

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CLERK OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

A parcel of land lying in the S/W 1/4 of Section 14, Township 24 South, Range 36 East, Brevard County, Florida, more particularly described as follows: BEGINNING at the Northeast corner of Lot 42, Block "C", CARLTON GROVES SUBDIVISION NO. 3, as recorded in Plat Book 16, Page 126, of the Public Records of Brevard County, Florida, run east 701.5 feet to the West Right-of-Way line of State Road A1A, thence South 09 Degrees 03' 28" East along said Right-of-Way 267.03 feet to the Northeast corner of Lot 30, Block "C" of said Subdivision, thence West 743.46 feet to the Southeast corner of Lot 40, Block "C" of said Subdivision, thence North 263.73 feet to the Point of Beginning.

LESS AND EXCEPT: COMMENCE at the Northeast corner of the aforementioned Lot 42; thence run East 701.5 feet to the West Right-of-Way line of State Road A1A, also known as North Courtenay Parkway said point also being the Point of Beginning of said less out parcel; thence run South 09 Degrees 03' 28" East along said West line for 93.03 feet; thence run West for 201.42 feet; thence run North 09 Degrees 03' 28" West for 93.03 feet; thence run East for 201.42 feet to the Point of Beginning.

That portion of the Property hereinafter described, which property shall hereinafter be referred to as "Restricted Property", is subject to a restriction running with the land that said Restricted Property shall not be used for a commercial bank or savings and loan institution. By acceptance of this Special Warranty Deed, Grantee, for itself and its successors and assigns hereby consents and agrees to be bound by the foregoing restriction. This restriction shall inure to the benefit of and be enforceable by the Grantor. The Restricted Property shall be described as follows:

A certain parcel of land lying in the S/W 1/4 of Section 14, Township 24 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of Lot 42, Block "C", CARLTON GROVES SUBDIVISION NO. 3, as recorded in Plat Book 16, Page 126, of the Public Records of Brevard County, Florida; thence run East 701.5 feet to the West Right-of-Way line of State Road A1A, also known as North Courtenay Parkway; thence run South 09 Degrees 03' 28" East along said right of way line for 93.03 feet to the POINT OF BEGINNING; thence continue South 09 Degrees 03' 28" East along said right of way line for 124.00 feet; thence run West for 201.42 feet; thence run North 09 Degrees 03' 28" West for 124.00 feet; thence run East for 201.42 feet to the POINT OF BEGINNING.

SUBJECT TO Access Easement and Parking Agreement recorded in Official Record Book 2907, Page 161, Public Records of Brevard County, Florida.