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12-28

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

City/St/Zip

850-222-2785

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.

2- _____

3- _____

4- _____

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<input type="checkbox"/>	Profit
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<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

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**ARTICLES OF INCORPORATION
OF
SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)**

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04 DEC 28 AM 11:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I.

The name of this corporation is SUNSET PALMS CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 109 Taylor Street - Suite 112, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is 109 Taylor Street - Suite 112, Punta Gorda, Florida 33950.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed Sunset Palms, a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

ARTICLE III.

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of Sunset Palms, a Condominium.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any record owner of legal title to a condominium unit in SUNSET Palms, a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually. In the event, however, this Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association.

ARTICLE VI.

The name and residence of the subscriber to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
a) Edward L. Wotitzky	109 Taylor Street - Suite 112 Punta Gorda, Florida 33950

ARTICLE VII.

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2004), and in the Sunset Palms Condominium Declaration.

ARTICLE VIII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Natalio Abrudsky</i>
<i>Vice President</i>	-	<i>Cesar Abrudsky</i>
<i>Secretary</i>	-	<i>Armando Gutierrez</i>
<i>Treasurer</i>	-	<i>Natalio Abrudsky</i>

ARTICLE IX.

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
a) Natalio Abrudsky	1470-R N.W. 107 Avenue Miami, FL 33172
b) Cesar Abrudsky	1470-R N.W. 107 Avenue Miami, FL 33172
c) Armando Gutierrez	85 Solano Prado Coral Gables, FL 33156

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Sunset Palms Declaration of Condominium.

ARTICLE XII.

Each unit in Sunset Palms, a Condominium shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

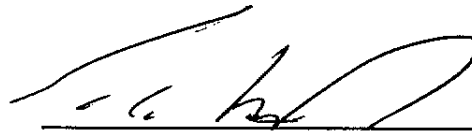
ARTICLE XIII.

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIV.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 27th day of December, 2004.



Edward L. Wotitzky

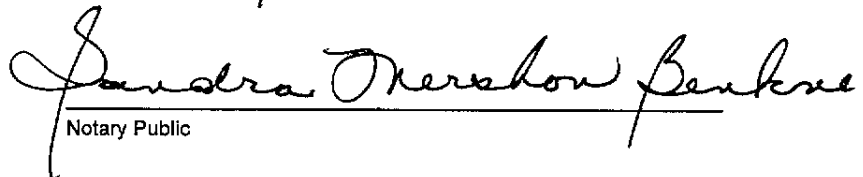
State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 27th day of December, 2004, by Edward L. Wotitzky who is personally known to me.

My commission expires:



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.


Notary Public

**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**


In compliance with Section 48.091, Florida Statutes, the following is submitted:

SUNSET PALMS CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at 109 Taylor Street - Suite 112, County of Charlotte, State of Florida 33950, has designated Edward L. Wotitzky whose street address is 109 Taylor Street - Suite 112, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

SUNSET PALMS CONDOMINIUM ASSOCIATION, INC.

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Edward L. Wotitzky

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TALLAHASSEE, FLORIDA

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