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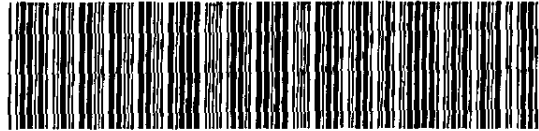
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# WOTITZKY, WOTITZKY, ROSS, GOLDMAN, STURGES & TUTTLE, P.A.

## ATTORNEYS AT LAW

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LEO WOTITZKY  
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REAL ESTATE LAWYER

\*\*FL SUPREME COURT  
CERTIFIED CIRCUIT CIVIL  
MEDIATOR

†ALSO MEMBER OHIO BAR

††LL.M. IN TAXATION  
ALSO MEMBER  
NJ & NY BARS

## TRANSMITTAL LETTER

January 10, 2005

TO: New Filing Section  
Division of Corporations

SUBJECT: ESTORIL CONDOMINIUM ASSOCIATION, INC.

Dear Sir or Madam:

The enclosed "Articles of Incorporation", "Certificate Designating a Registered Agent and Registered Office for the Service of Process", and check in the amount of \$87.50 (\$70.00 filing fee, \$8.75 for return of certified copy of Articles of Incorporation, and \$8.75 for Certificate of Good Standing) are submitted to register the above referenced corporation to transact business in the State of Florida.

Please return all correspondence concerning this matter to the following:

Ernest W. Sturges, Jr., Esquire  
Wotitzky, Wotitzky, Ross, Goldman, Sturges & Tuttle, P.A.  
18501 Murdock Circle, Suite 501  
Port Charlotte, FL 33948

Should you need to call someone concerning this matter, please call:

Ernest W. Sturges, Jr., Esquire at (941) 639-2171

### COURIER ADDRESS:

New Filing Section  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

### MAILING ADDRESS:

New Filing Section  
Division of Corporations  
P.O. Box 6327  
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**ARTICLES OF INCORPORATION**  
**OF**  
**ESTORIL CONDOMINIUM ASSOCIATION, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

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**ARTICLE I.**

The name of this corporation is ESTORIL CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 4601 SE 5<sup>TH</sup> Avenue, #207, Cape Coral, Florida 33904, and the mailing address of the corporation is 4601 SE 5<sup>TH</sup> Avenue, #207, Cape Coral, Florida 33904.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed ESTORIL CONDOMINIUM, 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 Estoril Condominium, a Condominium.

**ARTICLE IV.**

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in Estoril Condominium, a Condominium, shall by virtue of such ownership be a member of this corporation.

**ARTICLE V.**

This corporation shall exist perpetually.

**ARTICLE VI.**

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

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a) Jose Diaz	4601 SE 5 <sup>th</sup> Avenue, #207, Cape Coral, FL 33904
b) Susan Stockman	4410 SE 16 <sup>th</sup> Place, #1, Cape Coral, FL 33904
c) Ernest W. Sturges, Jr.	18501 Murdock Circle, Suite 501, Port Charlotte, FL 33948

**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 Dragonfly Condominiums Declaration of Condominium.

**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>Jose Diaz</i>
<i>Vice President</i>	-	<i>Shari Mortensen</i>
<i>Secretary</i>	-	<i>Susan Stockman</i>
<i>Treasurer</i>	-	<i>Shari Mortensen</i>

**ARTICLE IX.**

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

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a) Jose Diaz	4601 SE 5 <sup>th</sup> Avenue, #207, Cape Coral, FL 33904
b) Susan Stockman	4410 SE 16 <sup>th</sup> Place, #1, Cape Coral, FL 33904
c) Shari Mortensen	4410 SE 16 <sup>th</sup> Place, #1, Cape Coral, FL 33904

**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 Estoril Condominium Declaration of Condominium.

**ARTICLE XII.**

Each unit in Estoril Condominium, 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.**

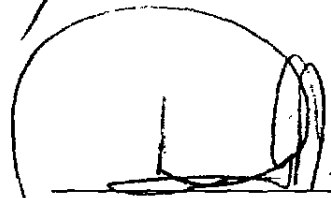
No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 6th day of January, 2005.


Signed, Sealed and Delivered in the Presence of:

Shari K. Mortensen  
Shari K. Mortensen  
Printed name of first witness

Claudia A. Newell  
Claudia A. Newell  
Printed name of second witness

  
Jose Diaz

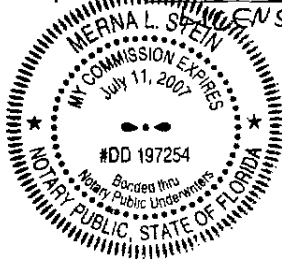
  
Susan Stockman

  
Ernest W. Sturges, Jr.

State of Florida  
County of Charlotte LEE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JAN., 2005, by Jose Diaz, who is personally known to me or who produced FLORIDA DRIVERS as identification.

My commission expires:



Notary Public Merna L. Stein

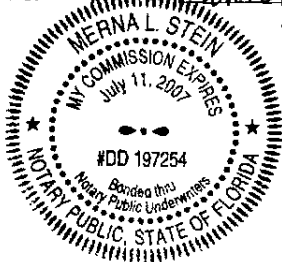
Printed Name of Notary MERNA L. STEIN

Serial or Commission Number DD 197254

State of Florida  
County of Charlotte LEE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JAN., 2005, by Susan Stockmman, who is personally known to me or who produced FLORIDA DRIVERS as identification.

My commission expires:



Notary Public Merna L. Stein

Printed Name of Notary MERNA L. STEIN

Serial or Commission Number DD 197254

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JANUARY, 2005, by Ernest W. Sturges, Jr., who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:



Notary Public Karen L. Simmons

Printed Name of Notary KAREN L. SIMMONS

Serial or Commission Number \_\_\_\_\_

**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:

ESTORIL 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 Cape Coral, County of Lee, State of Florida, has designated Ernest W. Sturges, Jr., whose street address is 18501 Murdock Circle, Suite 501, Port Charlotte, Florida 33948, as its agent to accept service of process within this state.

**ESTORIL 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.

  
\_\_\_\_\_  
Ernest W. Sturges, Jr.

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