

**Electronic Articles of Incorporation  
For**

N05000001510  
FILED  
February 14, 2005  
Sec. Of State  
dwhite

VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION,  
INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION,  
INC.

**Article II**

The principal place of business address:

700 LYNDHURST STREET  
DUNEDIN, FL. 34698

The mailing address of the corporation is:

700 LYNDHURST STREET  
DUNEDIN, FL. 34698

**Article III**

The specific purpose for which this corporation is organized is:

THE PURPOSE OF THE CORPORATION SHALL BE TO OWN, MANAGE, AND  
MAINTAIN THE COMMON ELEMENTS OF VICTORIA PALMS, A  
CONDOMINIUM AND ADMINISTER THE ASSOCIATION IN ACCORDANCE  
WITH ITS BYLAWS AND FS CH. 718.301-718.303.

**Article IV**

The manner in which directors are elected or appointed is:

VOTE

**Article V**

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

JEFFREY R RICKETTS  
700 LYNDHURST STREET  
DUNEDIN, FL. 34698

I certify that I am familiar with and accept the responsibilities of registered agent.

**N05000001510**  
**FILED**  
**February 14, 2005**  
**Sec. Of State**  
dwhite

Registered Agent Signature: JEFFREY R. RICKETTS

### **Article VI**

The name and address of the incorporator is:

JOSEPH W. GAYNOR  
304 MONROE STREET  
DUNEDIN, FL. 34698

Incorporator Signature: JOSEPH W. GAYNOR

### **Article VII**

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P/D  
JEFFREY R RICKETTS  
700 LYNDHURST STREET  
DUNEDIN, FL. 34698

Title: VP/D  
THOMAS MCLUGHLIN  
304 MONROE STREET  
DUNEDIN, FL. 34698

Title: ST/D  
DIANE REEVE  
700 LYNDHURST STREET  
DUNEDIN, FL. 34698

### **Article VIII**

The effective date for this corporation shall be:

02/15/2005