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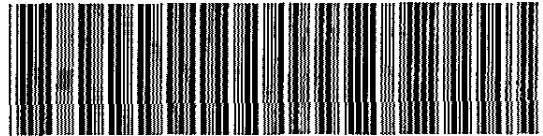
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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Island Views Condominium
Association, Inc.

Signature

Requested by:

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ARTICLES OF INCORPORATION

OF

ISLAND VIEWS CONDOMINIUM ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned incorporator, hereby create this Association for the purpose of becoming a corporation not-for-profit under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I
NAME OF CORPORATION

The name of this corporation shall be ISLAND VIEWS CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association. The street address of the principal office of the Association is 503 67th Street, Holmes Beach, Florida 34217. The mailing address is the same.

ARTICLE II
GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as ISLAND VIEWS, A LAND CONDOMINIUM, located in the City of Holmes Beach, County of Manatee, Florida, and to perform all acts provided in the Declaration of Condominium of said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE III
POWERS

The Association shall have all of the condominium law and statutory powers of an Association not for profit and all of the powers and duties set forth in said Condominium Act, the Declaration of Condominium of ISLAND VIEWS, A LAND CONDOMINIUM, as amended from time to time, and the Bylaws of the Association provided said powers and duties are not inconsistent with the Condominium Act.

ARTICLE IV
VOTING INTERESTS

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same Owner may own more than one unit or that units may be joined together and occupied by one Owner. In the event of a joint ownership of a condominium unit, the vote to which that unit is entitled shall be executed in the manner provided for in the Bylaws.

ARTICLE V
INCOME DISTRIBUTION

No part of the income of this Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VI
EXISTENCE

This Association shall exist perpetually unless dissolved according to law.

ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be 503 67th Street, Holmes Beach, FL 34217 and the registered agent at such address shall be Laurie O. Shuttleworth.

ARTICLE VIII
NUMBER OF DIRECTORS

The business of the Association shall be conducted by a Board of Directors which shall consist of not less than three nor more than nine persons, as shall be designated by the Bylaws.

ARTICLE IX
FIRST BOARD OF DIRECTORS AND OFFICERS

The names and post office addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected, as stated by the Bylaws, are as follows:

<u>Name</u>	<u>Office</u>	<u>Address</u>
Laurie O. Shuttleworth	President	503 67 th Street Holmes Beach, FL 34217
William Shuttleworth	Secretary/Treasurer	503 67 th Street Holmes Beach, FL 34217
Todd W. Shuttleworth	Vice President	649 Loop Road Westfield, VT 05874

ARTICLE X
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or knowing violation of the provisions of the Florida Condominium Act. The Association may purchase and maintain insurance on behalf of all officers and Directors against any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

ARTICLE XI
BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XII
INCORPORATOR

The name and street address of the sole incorporator to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Laurie O. Shuttleworth	503 67 th Street Holmes Beach, FL 34217

ARTICLE XIII
AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the Association and all rights conferred upon the members herein are granted subject to this reservation.


IN WITNESS WHEREOF, I, the undersigned sole incorporator to these Articles of Incorporation, has hereunto set my hand and seal this 11 day of Feb., 2005.

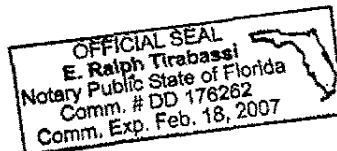

Laurie O. Shuttleworth

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 2/11, ²⁰⁰⁵~~2004~~, by
LAURIE O. SHUTTLEWORTH, who is

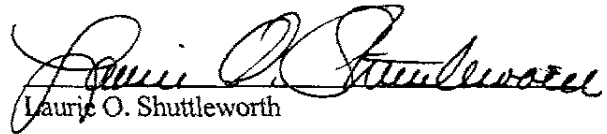
☐ personally known to me; or
☒ who has produced FLA driver's license or _____ as
identification.


Notary Public – State of _____
Name: _____
Serial Number, if any, E. RALPH TIRABASSI
My Commission Expires: _____



ACCEPTANCE BY REGISTERED AGENT

I hereby agree, as Registered Agent, to comply with the provisions of all statutes relating to the proper and complete performance of my duties. I am familiar with and accept the obligations of my position as registered agent.


Laurie O. Shuttleworth

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TALLAHASSEE, FLORIDA