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ARTS

1.) Sorento Townhomes Homeowners Association, Inc.
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

3.)
(CORPORATE NAME & DOCUMENT #)

4.)
(CORPORATE NAME & DOCUMENT #)

5.)
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

March 16, 2005

CORPORATE ACCESS, INC.

SUBJECT: SORENTO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W05000013650

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for SORENTO TOWNHOMES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please complete Article(s) XI.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6928.

Tim Burch
Document Specialist
New Filings Section

Letter Number: 405A00018049

Corrected 3/16/05,

Thanks!

Josh @

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05 MAR 16 PM 12:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

SORENTO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not for profit under the laws of the State of Florida, and certify as follows:

ARTICLE I

The name of this corporation shall be: **SORENTO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The purpose of this non-profit corporation shall be to function as the "Association" for the operation of **SORENTO TOWNHOMES**, to be created pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions for **SORENTO TOWNHOMES** ("Declaration"), and as such, to operate, administer and carry out the functions and duties of the said association pursuant to the Declaration.

The Corporation shall have all of the common law and statutory powers of a corporation not for profit and all of the powers granted to it by the Declaration and any Exhibits annexed thereto, including but not limited to :

1. The Owner's association has the power to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

2. The Owner's association retains this power in perpetuity, however, if the associations is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

ARTICLE III

All persons who are Owners of Units within **SORENTO TOWNHOMES** shall automatically be members of this Corporation, and membership shall automatically terminate when a person is no longer the Owner of a Unit. Membership in this Corporation is exclusively limited to such unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration that shall be filed for said real property among the Public Records of Hillsborough County, Florida. Until the Declaration is recorded and the property and improvements are submitted to a plan of real property ownership, the Corporation's membership shall consist of the Subscribers to these Articles, each of whom shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the Subscriber to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Joseph Abdo	334 S. Hyde Park Tampa, FL 33606

ARTICLE VI

The Corporation shall be managed and governed by a Board of Directors composed of the number of persons specified in the By-Laws, which shall not be less than three (3). The directors shall be elected at the annual meeting of the membership as set forth in the By-Laws. The initial Directors are not required to be members of this Corporation. The persons who are to serve as the first Board of Directors until the first election of directors pursuant to the Declaration and the By-Laws are:

<u>Name</u>	<u>Address</u>
Joseph Abdo	334 S. Hyde Park Tampa, FL 33606

ARTICLE VII

The principal officers of the Corporation shall be a President, a Vice President, a Secretary, and a Treasurer, who shall be elected in the manner set forth in the By-Laws. Other officers may be provided for in the By-Laws. Officers are not required to be members of this Corporation. The initial Officers who are to serve until the first election of officers pursuant to the Declaration and the By-Laws are:

<u>Name</u>	<u>Address</u>
Joseph Abdo President/Secretary	334 S. Hyde Park Tampa, FL 33606

Khalil Abdo
Treasurer/Vice-President

334 S. Hyde Park
Tampa, FL 33606

ARTICLE VIII

The By-Laws shall initially be adopted by the first Board of Directors; They may thereafter be amended in the manner by which the By-Laws provide for amendments.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by a majority vote of the Board of Directors or by members of the corporation owning a majority of the Units administered hereby. Proposed amendments shall be transmitted to the President or some other officer in his absence, who shall call a special meeting of the members of the Corporation to be held from fourteen (14) to thirty (30) days after receipt of the proposed amendments, unless a later date is specified in the proposed amendments. The Secretary shall give written notice of the meeting to each member stating the time and place of the meeting and the nature of the proposed amendments. Written waiver of notice may be given by any member, either before or after the holding of the meeting, which waiver shall be equivalent to the giving of notice to the member. Proposed amendments shall become effective when approved by a majority of the entire membership of the Board of Directors and not less than two-thirds (2/3) of the votes of the entire membership of the Corporation.

Amendments which are approved shall then be transcribed and certified in the form necessary to file them with the Department of State. Upon approval by that Department, a certified copy of the amendments shall be recorded in the Public Records of Hillsborough County, Florida.

ARTICLE X

No dividends shall be paid to the directors, officers or members of the Corporation, but compensation for services rendered may be paid to employees, agents, members, directors or officers. Any excess of receipts over disbursements shall be retained for application to future expenses and expenditures.

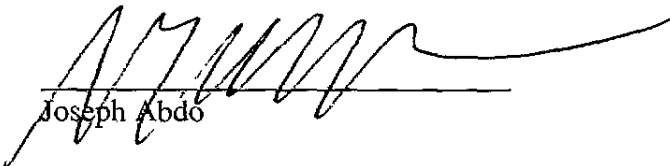
The Corporation shall issue no shares of stock of any kind or nature.

ARTICLE XI

The Registered Agent and Registered Office of this Corporation are:

KHALIL ABDO
334 S. HYDE PARK
TAMPA, FL 33606

IN WITNESS WHEREOF, the subscriber has affixed his signature on the 10
day of March, 2005.


Joseph Abdo

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

BEFORE ME personally appeared Joseph Abdo & Khalil Abdo, to me well known,
and known to me to be the person described in and who executed the foregoing, and
acknowledged their execution thereof to be of his own free will and deed for the uses and
purposes therein mentioned.

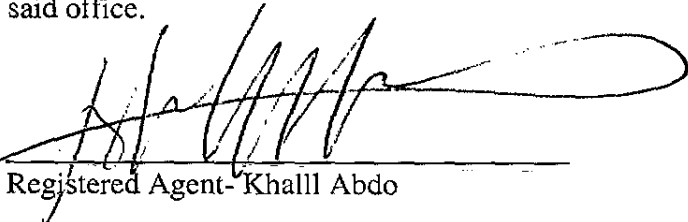
WITNESS my hand and official seal this 10 day of March 2005.


Natalie Boutros
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
 Natalie Boutros
Commission #DD379655
Expires: DEC. 15, 2008
Bonded Thru Atlantic Bonding Co., Inc.

REGISTERED AGENT ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation,
at the place designated in these Articles of Incorporation, I hereby accept to act in this
capacity, and agree: to comply with the provisions of said act relative to keeping open
said office.


Registered Agent- Khalil Abdo