

N 05000006761

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100056334321

06/30/05--01008--013 \*\*87.50

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
05 JUN 30 PM 2:57

J. Shivers JUN 30 2005

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

## ATTORNEYS AT LAW

18501 MURDOCK CIRCLE, SUITE 501  
PORT CHARLOTTE, FLORIDA 33948-1065

TELEPHONE (941) 639-2171  
ENGLEWOOD (941) 473-1700

FACSIMILE: (941) 627-1388

WEB SITE:  
[www.wotitzkylaw.com](http://www.wotitzkylaw.com)

EDWARD L. WOTITZKY \*  
WARREN R. ROSS †  
JASON B. GOLDMAN \*\*  
ERNEST W. STURGES, JR.  
MELANIE H. TUTTLE  
DENNIS R. WALLACE, II  
ERIC GURGOLD ††

FRANK WOTITZKY  
LEO WOTITZKY  
OF COUNSEL

\*FL BAR BOARD CERTIFIED  
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

June 28, 2005

TO: New Filing Section  
Division of Corporations

SUBJECT: **ROTONDA VILLAS 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  
Tallahassee, FL 32314

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
05 JUN 30 PM 2:57

ESTABLISHED 1940

PERSONAL INJURY • WRONGFUL DEATH • NURSING HOME NEGLECT • CIVIL LITIGATION • CRIMINAL LAW  
WILLS, TRUSTS & ESTATE PLANNING • PROBATE • GUARDIANSHIP • CORPORATION & BUSINESS LAW • CONSTRUCTION LAW • FAMILY LAW  
REAL ESTATE CLOSINGS • TITLE INSURANCE • REAL PROPERTY LAW • CONDOMINIUM & COMMUNITY ASSOCIATION LAW • ZONING, LAND USE & ADMINISTRATIVE LAW

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

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATE  
05 JUN 30 PM 2:57

**ARTICLE I.**

The name of this corporation is ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 80 Mark Twain Lane, Rotonda West, Florida 33947, and the mailing address of the corporation is 80 Mark Twain Lane, Rotonda West, Florida 33947.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC., 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 ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC., 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 ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC., 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) Nelson B. Chapman	80 Mark Twain Lane, Rotonda West, FL 33947
b) Elaine A. Chapman	80 Mark Twain Lane, Rotonda West, FL 33947
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 (2005), and in ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC. 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>Nelson B. Chapman</i>
<i>Vice President</i>	-	<i>Elaine A. Chapman</i>
<i>Secretary</i>	-	<i>Cynthia A. Chapman</i>
<i>Treasurer</i>	-	<i>Elaine A. Chapman</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) Nelson B. Chapman	80 Mark Twain Lane, Rotonda West, FL 33947
b) Elaine A. Chapman	80 Mark Twain Lane, Rotonda West, FL 33947
c) Cynthia A. Chapman	80 Mark Twain Lane, Rotonda West, FL 33947

**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 ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

**ARTICLE XII.**

Each unit in ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC., 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.**

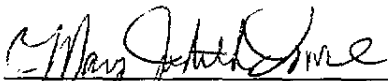
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

**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 10th day of June, 2005.

*Signed, Sealed and Delivered in the Presence of:*



MARY JUDITH IMRE

Printed name of first witness

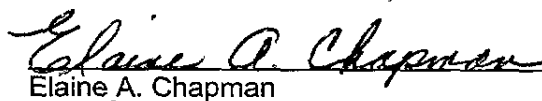


KAREN L. SIMMONS

Printed name of second witness



Nelson B. Chapman



Elaine A. Chapman



Ernest W. Sturges, Jr.

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 10th day of June, 2005, by Nelson B. Chapman, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:



Karen L. Simmons  
Notary Public

Printed Name of Notary

Serial or Commission Number

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 10th day of June, 2005, by Elaine A. Chapman, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:



Karen L. Simmons  
Notary Public

Printed Name of Notary

Serial or Commission Number

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 10th day of June, 2005, by Ernest W. Sturges, Jr., who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:



Karen L. Simmons  
Notary Public

Printed Name of Notary

Serial or Commission Number

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

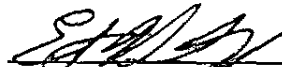
In compliance with Section 48.091, Florida Statutes, the following is submitted:

ROTONDA VILLAS 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 Rotonda West, County of Charlotte, 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.

**ROTONDA VILLAS CONDOMINIUM ASSOCIATION, INC.,**  
**a Florida not-for-profit corporation**

**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.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
05 JUN 30 PM 2:57