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MRB
8/10

DENISE C. KOWAL

P.O. BOX 1767
SARASOTA, FLORIDA 34230

August 5, 2005

Secretary of State
Corporate Records Bureau
P.O. Box 6327
Tallahassee, FL 32314

RE: Burns Square Property Owners Association, Inc.

To Whom it May Concern:

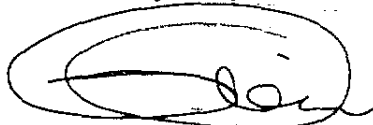
We are enclosing our check in the amount of \$78.75 to cover the following fees for the incorporation of the above-named corporation:

Registered Agent Fee	35.00
Filing Fee	35.00
Certified Copy of Articles	<u>8.75</u>
Total	\$ 78.75

We have also enclosed an original and a copy of the Articles of Incorporation. Please return to this office a certified copy of same after the Articles have been filed of record.

Thank you for your attention to this matter.

Very Truly Yours



Denise C. Kowal

DCK/kk
enc.

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TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION

OF

BURNS SQUARE PROPERTY OWNERS ASSOCIATION, INC.

A Not For Profit Corporation

The undersigned incorporator for the purpose of forming a Not for Profit Corporation pursuant to the Florida Not For Profit Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation shall be **BURNS SQUARE PROPERTY OWNERS ASSOCIATION, INC.**

ARTICLE II

PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation shall be as follows:

Corporate Address:

535 S. Pineapple Avenue
Sarasota, Florida 34236

ARTICLE III

PURPOSES

The purpose of the corporation is to engage in any activity or business permitted under the laws of the United States and the State of Florida which strives to accomplish the following objectives for the historic area commonly known as Burns Square, Sarasota, Florida.

- A. Create and foster a working community relationship among the property owners to facilitate avenues to document and execute into action a vision for the growth and future of the Burns Square area.
- B. To contribute funds, time, energy and knowledge to create a vision for the growth and future of the Burns Square area.
- C. Work cooperatively with other citizens, institutions, local agencies and government to create a positive and productive partnership to execute into action common visions and needs of the larger community.
- D. Work cooperatively with other associations in city of Sarasota to bring together common interests towards a positive and productive partnership for the benefit of all.
- E. To cooperate with local agencies and governments to develop into action a vision for the growth and future of the Burns Square area.
- F. To promote, support and work with the residential, professional and business community for the improvement of the Burns Square area.

In addition to the primary purposes, the corporation shall have the following general powers:

To engage in any lawful activity, undertaking, business, or venture as shall assist or be pertinent to the carrying out of the objects and purposes of this corporation.

To own, hold, possess, purchase, acquire, rent, lease, install, maintain, and operate, and from time to time to sell, dispose of, exchange and replace such equipment, facilities and other personal property as may be required for the uses and purposes aforesaid.

To engage, employ, retain and/or discharge, subject to the approval of the Board of Directors, such instructors, managing directors, specialists and/or personnel as may be necessary for the proper conduct of the business for which this corporation is organized.

To take in by affiliation or otherwise any other similar or other organization or association on such terms and conditions as may be agreed upon and to make the same as a separate organization.

To purchase, lease, acquire and operate property, including real estate, buildings and equipment to sell, convey, exchange, lease, transfer upon trust, give liens upon by way of mortgage and/or trust deeds, lease and otherwise dispose of real estate, personal estate, property, buildings and equipment.

To conduct a bureau or bureaus for disseminating information pertaining to the activities of this corporation, and to publish, sell and distribute such literature as may be advisable to promote the main object and purpose for which this corporation is formed and to contract for the employment of persons and writers to compile literature pertaining thereto and to conduct clinics, lectures and programs in connection therewith.

To provide for the payment of all necessary operating expenses and other bills as may be from time to time determined to be necessary by the Board of Directors.

To borrow money and to make and issue notes, bonds, debentures, obligations and evidences of indebtedness of all kinds, whether secured by mortgage, pledge or otherwise, without limit as to amount and to secure the same by mortgage, pledge or otherwise; and generally to make and perform agreements and contracts of every kind and description.

To make contracts; to purchase or otherwise acquire, operate, control, sell or otherwise dispose of, lease, hold, own, hypothecate, manage, develop, improve, sell, convey, assign, transfer, mortgage, pledge or otherwise dispose of and generally to deal in deal with lands and other property, improved or unimproved, construct buildings thereon, and to change and generally improve the same.

To apply for, obtain, register, purchase, lease or otherwise acquire and to hold, own, use, develop, operate and introduce, and to sell, assign, grant licenses or territorial rights in respect thereto, or otherwise to turn to account or dispose of, any copyrights, trade-marks, trade names, brands, labels, patent rights, letters patent of the United States or of any other country or government, inventions, improvements and processes, whether used in connection with or secured under processes, whether used in connection with or secured under letters patent or otherwise.

To do all and everything necessary, suitable, and proper for the accomplishment of any of the purposes or the attainment of any of the objects or the furtherance of any of the powers hereinbefore set forth, either alone or in association with other corporations, firms or individuals, and to do ever other act or acts, thing or things incidental or appurtenant to or growing out of or connect with the aforesaid business or powers or any part or parts thereof, provided the same be not inconsistent with the laws under which this corporation is organized.

The business or purpose of the corporation is from time to time to do any one or more of any of the acts and things hereinabove set forth and to do all things and every and anything that a non-profit corporation organized under the aforesaid title may lawfully do and generally to do all things requisite, necessary and expedient for the administration and attainment of the purpose of this corporation.

To conduct and carry on the said business or any part thereof and to have one or more offices and to exercise any or all of its corporate powers and rights as a non-profit corporation in the State of Florida.

ARTICLE IV

REGISTERED AGENT

The street address of the initial registered office of the corporation in Sarasota County, Florida, and the name of its initial registered agent at such address are as follows:

Name and street address

Denise C. Kowal
535 S. Pineapple Avenue
Sarasota, Florida 34236

ARTICLE V

BOARD OF DIRECTORS

The corporation shall have a Board of Directors of (5) director initially. The number of directors and the method of their election shall be prescribed by the Bylaws of the corporation from time to time.

Denise C. Kowal
535 S. Pineapple Avenue
Sarasota, Florida 34236

Basil Stetson
1551 2nd Street
Sarasota, Florida 34236

Noel Hazard
330 S. Pineapple Avenue
Sarasota, Florida 34236

Jeff Masser
1533 Dolphin Avenue
Sarasota, Florida 34236

Harvey Kaltsas
1630 Morrill Street
Sarasota, Florida 34236

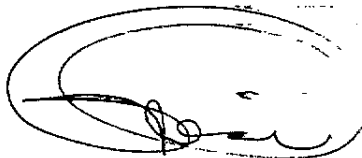
ARTICLE VI
INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

Name and street address

Denise C. Kowal
535 S. Pineapple Avenue
Sarasota, Florida 34236

IN WITNESS WHEREOF, the undersigned, being the incorporators hereinbefore named,
for the purpose of forming a corporation pursuant to the Florida Not For Profit Corporation Act,
has executed these Articles of Incorporation this 5th day of August, 2005.



DENISE C. KOWAL, Incorporator

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5th day of August, 2005, by
the parties hereto, who are personally known to me or who produced
as identification, and who did take an oath.



Notary Public

My Commission Expires:



Kraig H. Koach
My Commission DD290375
Expires May 27 2008

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TALLAHASSEE, FLORIDA

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
SERVICE MAY BE SERVED.**

In pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

First, that **BURNS SQUARE PROPERTY OWNERS 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 City of Sarasota, County of Sarasota, State of Florida, has named Denise C. Kowal, 535 S. Pineapple Avenue, Sarasota, Florida 34236, as its agent to accept service of process within this State.

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned hereby accepts the designation as registered agent of the above Corporation. I accept the duties and obligations of Section 607.0505 Florida Statutes and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

A handwritten signature in black ink, appearing to read 'Denise C. Kowal', enclosed within a large, loopy oval shape.

DENISE C. KOWAL