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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

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

August 30, 2005

TO: New Filing Section
Division of Corporations

SUBJECT: THE VILLAS AT TRAMORE 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:

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ESTABLISHED 1940

ARTICLES OF INCORPORATION
OF
THE VILLAS AT TRAMORE CONDOMINIUM ASSOCIATION, INC.

(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is THE VILLAS AT TRAMORE CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 76 Bunker Road, Rotonda West, Florida 33947, and the mailing address of the corporation is 76 Bunker Road, Rotonda West, Florida 33947.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed THE VILLAS AT TRAMORE, 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 The Villas At Tramore, 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 The Villas At Tramore, a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

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ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
a) Janet Curley	20 Horseshoe Lane, Bridgewater, MA 02324
b) David Curley	20 Horseshoe Lane, Bridgewater, MA 02324
c) Kevin Curley	76 Bunker Road, 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 (2000), and in The Villas At Tramore Declaration.

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>Kevin R. Curley</i>
<i>Vice President</i>	-	<i>David M. Curley</i>
<i>Secretary</i>	-	<i>David M. Curley</i>
<i>Treasurer</i>	-	<i>David M. Curley</i>

ARTICLE IX.

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
a) Janet Curley	20 Horseshoe Lane, Bridgewater, MA 02324
b) David Curley	20 Horseshoe Lane, Bridgewater, MA 02324
c) Kevin Curley	76 Bunker Road, 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 The Villas at Tramore Declaration of Condominium.

ARTICLE XII.

Each unit in The Villas At Tramore, 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 25 day of August, 2005.

Signed, Sealed and Delivered in the Presence of:

SAUEEN, BARRETT, REID
Christeen Mc Masters
Printed name of first witness

Janet W Curley
Janet Curley

SAUEEN, BARRETT, REID
Christeen Mc Masters
Printed name of second witness

David Curley
David Curley

Mary J. Imre
Printed name of first witness **MARY JUDITH IMRE**
Kevin Curley
Kevin Curley

Arlene A. Castagna
Printed name of second witness **Arlene A. Castagna**
Ernest W. Sturges, Jr.
Ernest W. Sturges, Jr.

State of Massachusetts
County of Plymouth

The foregoing instrument was acknowledged before me this 25 day of August, 2005, by Janet Curley and David Curley, who are personally known to me or who produced MA DL as identification.

My commission expires: 9/22/06

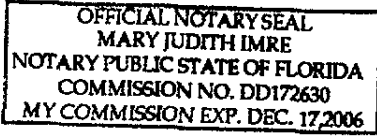
Laura M. Hanlon
Notary Public
Laura M. Hanlon
Printed Name of Notary
Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 29th day of August, 2005, by Kevin Curley, who is personally known to me or who produced _____ as identification.

My commission expires:

Mary Judith Imre
Notary Public
Printed Name of Notary
Serial or Commission Number

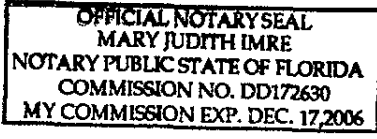


State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 29th day of August, 2005, by Ernest W. Sturges, Jr., who is personally known to me or who produced _____ as identification.

My commission expires:

Mary Judith Imre
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:

THE VILLAS AT TRAMORE 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.

THE VILLAS AT TRAMORE CONDOMINIUM
ASSOCIATION, INC.

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.

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