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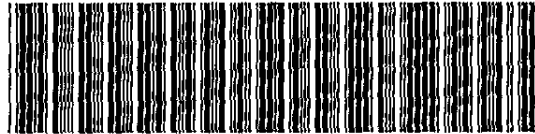
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9/23/05

CORPDIRECT AGENTS, INC. (formerly CCRS)
515 EAST PARK AVENUE
TALLAHASSEE, FL 32301
222-1173

FILING COVER SHEET
ACCT. #FCA-14

CONTACT: TRACY SPEAR

DATE: 09/22/05

REF. #: 000174.42546

CORP. NAME: THE COURTYARDS AT PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | | |
| <input type="checkbox"/> OTHER: | | |

STATE FEES PREPAID WITH CHECK# 514299 FOR \$ 78.75

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

_____ COST LIMIT: \$ _____

PLEASE RETURN:

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| <input checked="" type="checkbox"/> CERTIFIED COPY | <input type="checkbox"/> CERTIFICATE OF GOOD STANDING | <input type="checkbox"/> PLAIN STAMPED COPY |
| <input type="checkbox"/> CERTIFICATE OF STATUS | | |

Examiner's Initials

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05 SEP 22 PM 12:25
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

ARTICLES OF INCORPORATION
OF
THE COURTYARDS AT PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

(A Corporation Not-for-Profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of Corporations Not-for-Profit, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish that end we do hereby adopt and set forth these Articles of Incorporation, viz:

ARTICLE I

The name of this corporation shall be THE COURTYARDS AT PLANTATION PROPERTY OWNERS ASSOCIATION, INC. The principal address for the office of the corporation is 333 S. Tamiami Trail, Suite 101, Venice, Florida 34285.

ARTICLE II

The purpose for which this corporation is organized is to act as the governing association of THE COURTYARDS AT PLANTATION, A LAND CONDOMINIUM, located at Wexford Drive, Venice, Florida 34293, including but not limited to, to maintain, manage and operate the surface water management system facilities and maintain the common areas, if any, of the Condominium for which the obligation to maintain and repair has been delegated to the Association.

The object and purposes for which this corporation is established are solely for those exempt purposes as defined in Section 501(c) of the Internal Revenue Code of 1986, and specifically, do not include pecuniary profit, gain, or private advantage for the incorporators, directors, officers, or for the Condominium Association.

ARTICLE III

The qualifications 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 Condominium shall by virtue of such ownership be a member of this corporation.

ARTICLE IV

This corporation shall exist perpetually. If, however, the Association ceases to exist, any controlling governmental authority or public utility may assume the duties of the Association to maintain the surface water management system and other common areas, if any. If the foregoing is not acceptable, the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE V

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

JAYNE E. PARRISH
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

MICHAEL W. MILLER
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

PAUL L. DISTEFANO
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

ARTICLES VI

The affairs of the corporation are to be managed initially by a Board of Directors comprised of three (3) individuals who will be elected each year at the annual meeting of the Condominium Association as provided for in the By-Laws. At such time as the Developer has relinquished control of the Association as provided by the Condominium Act, the Board may be composed of any odd numbers of Directors not exceeding five (5).

ARTICLE VII

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

JAYNE E. PARRISH
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

MICHAEL W. MILLER
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

PAUL L. DISTEFANO

333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

ARTICLE VIII

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

JAYNE E. PARRISH, President
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

MICHAEL W. MILLER
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

PAUL L. DISTEFANO
333 S. Tamiami Trail, Suite 101, Venice, Florida 34285

ARTICLE IX

The By-Laws of the corporation are to be made, altered or rescinded by a majority vote of the members and Directors of the corporation.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

An Amendment may be proposed by either the Board of Directors or by any owner and may be considered at any meeting of the owners, regular or special, or which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed amendment.

The Amendment must be approved by a vote of a majority of the members of the corporation.

ARTICLE XI

Each unit in the Condominium shall have one (1) full vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium.

ARTICLE XII

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

ARTICLE XIII

This corporation shall have all the powers permitted by law together with such additional specific powers as are contained in the Declaration of Condominium and By-Laws.

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.

ARTICLE XV

DISSOLUTION OF THE ASSOCIATION


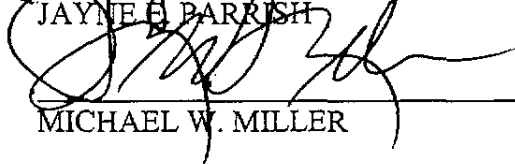
A. The Association may be dissolved upon a resolution to that effect being approved by 100% of the voting interests in the Association or as provided for in the Condominium Act, as amended from time to time, and if a judicial decree is necessary at the time of dissolution, then after receipt of an appropriate decree, as provided for in Florida Statutes Section 617.1433, as amended, or any statute of similar import then in effect.

B. Upon dissolution of the Association, all of its assets remaining after provisions for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

(1) Any property determined by the Board of Directors of the Association to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority, provided the authority is willing to accept the dedication.

(2) All remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the units subject to assessment in equal shares, and the share of each shall be distributed to the then owners thereof.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 13th day of September, 2005.


JAYNE E. PARRISH

MICHAEL W. MILLER

Paul L. Distefano
PAUL L. DISTEFANO

STATE OF FLORIDA)

COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 13 day of September, 2005, by JAYNE E. PARRISH, MICHAEL W. MILLER, and PAUL L. DISTEFANO, who are personally known to me or who have produced driver as identification and who did not take an oath.



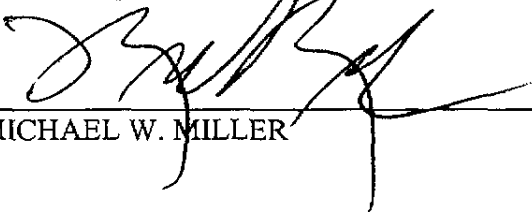
Tammy D. Lindemuth
Commission #DD146195
Expires: Aug 29, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Tammy Lindemuth
Notary Public State of Florida
My Commission Expires:

**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 COURTYARDS AT PLANTATION PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at Venice, County of Sarasota, State of Florida, has designated MICHAEL W. MILLER, whose street address is 333 S. Tamiami Trail, Suite 101, Venice, Florida 34285, as its agent to accept service of process within this state.


MICHAEL W. MILLER

FILED
05 SEP 22 PM 12:29
CLERK OF COURT
JUDICIAL CIRCUIT IN AND FOR
SARASOTA COUNTY, FLORIDA