

FLORIDA

EXPRESS CORPORATE FILING SERVICE INC.

Requestor's Name

1000 PONCE DE LEON BLVD. SUITE:101

Address

CORAL GABLES, FL 33134 (305) 444-4994

City/State/Zip

Phone #

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Royal Lake On Palmer Ranch Condominium  
(Corporation Name) (Document #) Association, Inc.
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☐ Walk in ☒ Pick up time ☒ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials



## PRESTIGE BUILDERS GROUP

*Committed to Excellence*

November 16, 2005

Ms. Janet Avila  
Express Corporate Filing Services  
100 Ponce de Leon Blvd., Suite 101  
Coral Gables, FL 33134

Dear Ms. Avila:

Please be advised that Prestige Builders Group, Inc. (hereinafter "PBG"), as owner of that certain trademark reservation for "Royal Lake on Palmer Ranch" (hereinafter the "Trade Name"), hereby acknowledges and authorizes the use of the Trade Name by "Royal Lake on Palmer Ranch Condominium Association, Inc." its incorporator, officers, and directors, to be formed as not-for-profit corporation in the State of Florida.

Sincerely,

Martin Cuparros.

FILED  
05 NOV 15 PM 12:50  
MARTIN CUPARROS  
STATE OF FLORIDA

**ARTICLES OF INCORPORATION  
OF  
ROYAL LAKE ON PALMER RANCH  
CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

FILED  
05 NOV 15 PM 12:50  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF MIAMI  
FLORIDA

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following articles of incorporation.

**ARTICLE I: NAME**

The name of this corporation is ROYAL LAKE ON PALMER RANCH CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

**ARTICLE II. PURPOSE**

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Sarasota County, Florida and known as: **Royal Lake on Palmer Ranch Condominium**, created under the declaration of condominium ("the declaration").

**ARTICLE III. TERM OF EXISTENCE**

The corporation is to exist perpetually.

**ARTICLE IV. INITIAL REGISTERED OFFICE  
AND REGISTERED AGENT**

The street address of the initial registered office and registered agent of this corporation in the State of Florida shall be:

JEFFREY LAGOMACINI  
14160 PALMETTO FRONTAGE ROAD  
SUITE 21  
MIAMI LAKES, FL 33016

**ARTICLE V. PRINCIPAL MAILING ADDRESS**

14160 PALMETTO FRONTAGE ROAD  
SUITE 21  
MIAMI LAKES, FL 33016

**ARTICLE VI. FIRST BOARD OF DIRECTORS**

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

Name	Address
JEFFREY LAGOMACINI / PRESIDENT	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016
ALEXANDER VEGA / SECRETARY	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016
OSVALDO R. GUERRA / VICE PRESIDENT	14160 PALMETTO FRONTAGE ROAD SUITE 21 MIAMI LAKES, FL 33016

The name and address of the incorporator to these articles is as follows:

Name	Address
Richard Bec	ARAN CORREA GUARCH & SHAPIRO, P.A. 255 UNIVERSITY DRIVE CORAL GABLES, FLORIDA 33134

#### ARTICLE VII. MANNER OF ELECTION

The manner in which the directors are to be elected or appointed, and/or the qualification of members and the manner of their admission, is as stated in the minutes and by laws.

IN WITNESS WHEREOF the undersigned incorporator has executed these articles of incorporation on this 14 day of November 2005.

  
Richard Bec, Incorporator

STATE OF FLORIDA            )

COUNTY OF MIAMI DADE    )

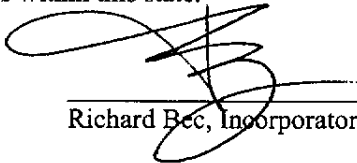
Before me, the undersigned authority, personally appeared Richard Bec, who is personally known to me, and who has sworn and says that the foregoing is true.

Sworn to and subscribed before me this 14 day of November, 2005.

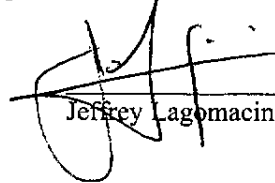
\_\_\_\_\_  
Notary Public, State of Florida at Large  
Commission Expires:

**DESIGNATION AND ACCEPTANCE**  
**OF**  
**REGISTERED AGENT**

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, ROYAL LAKE ON PALMER RANCH CONDOMINIUM ASSOCIATION, INC. having filed its Articles of Incorporation contemporaneously herewith, with its registered offices as indicated therein at 14160 PALMETTO FRONTAGE ROAD, SUITE 21, MIAMI LAKES, FL 33016, has named Jeffrey Lagomacini as its registered agent to accept service of process within this state.

  
Richard Bec, Incorporator

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.

  
Jeffrey Lagomacini, Registered Agent

**FILED**  
05 NOV 15 PM 12:50  
MIAMI COUNTY, FLORIDA