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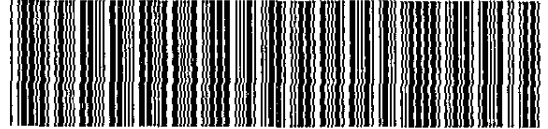
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CLERK OF CIRCUIT COURT

JAN 6 2006



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 797408 4320888

AUTHORIZATION :

*[Handwritten signature]*

COST LIMIT : \$ 78.75

ORDER DATE : January 6, 2006

ORDER TIME : 10:32 AM

ORDER NO. : 797408-005

CUSTOMER NO: 4320888

DOMESTIC FILING

NAME: CASA DE LA PLAYA CONDOMINIUM  
ASSOCIATION, INC.

EFFECTIVE DATE:

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina(L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF INCORPORATION**  
**OF**  
**CASA DE LA PLAYA**  
**CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLE I**  
**NAME**

The name of the corporation is Casa De La Playa Condominium Association, Inc. (the "Association").

**ARTICLE II**  
**ADDRESS**

The street address of the initial principal office of the Association is 46 North Washington Boulevard, Suite 1, Sarasota, Florida, 34236, and the initial mailing address of the Association is 46 North Washington Boulevard, Suite 1, Sarasota, Florida, 34236.

**ARTICLE III**  
**PURPOSE AND POWERS**

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of Casa De La Playa, a Land Condominium, located in Sarasota County, Florida.

The Association is organized and shall exist upon a non-stock basis as a corporation not-for-profit under the laws of the State of Florida and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not-for-profit under the laws of the State of Florida, except as limited or modified by these Articles, the Declaration of Condominium, the By-Laws or the Florida Condominium Act; and it shall have all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may hereafter be amended, including but not limited to the following:

- a. To make and collect assessments against members of the Association, to defray the costs, expenses and losses of the condominium, and to use the proceeds of assessments in the exercise of its powers and duties.
- b. To maintain, repair, replace and operate the Condominium Property and Association Property.
- c. To purchase insurance upon the Condominium Property and Association Property for the protection of the Association, its members, and their mortgagees.

- d. To reconstruct improvements after casualty and to make further improvements of the property.
- e. To make, amend and enforce reasonable rules and regulations governing the use of the common elements.
- f. To approve or disapprove the transfer, mortgage, ownership and occupancy of units, as provided by the Declaration of Condominium and the By-Laws.
- g. To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, and the By-Laws of the Association.
- h. To contract for the management and maintenance of the condominium and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.
- i. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the condominium.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

#### **ARTICLE IV** **MEMBERSHIP**

A. The members of the Association shall consist of all record owners of a fee simple interest in one or more units in the condominium, and as further provided in the By-Laws; after termination of the condominium the members shall consist of those who are members at the time of such termination.

B. After receiving approval of the Association as required by the Declaration of Condominium, change of membership shall be established by recording in the Public Records of Sarasota County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

C. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit.

D. The owner of Unit 1, shall be entitled to one (1) vote in Association matters and the owner of Unit 2 shall be entitled to one (1) vote in Association matters as set forth in the Declaration of Condominium and By-Laws. The manner of exercising voting rights shall be as set forth in the By-Laws.

**ARTICLE V**  
**TERM**

The term of the Association shall be perpetual.

**ARTICLE VI**  
**AMENDMENTS**

A. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of no less than two-thirds (2/3) of the members of the Board of Directors of the Association, or by approval in writing of the owners of all of the Units without a meeting, provided that notice of any proposed amendment has been given to the members of the Association and that the notice contains a copy of the proposed Amendment.

B. An Amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Sarasota County, Florida.

**ARTICLE VII**  
**DIRECTORS AND OFFICERS**

A. The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.

B. Directors of the Association shall be elected by the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

C. The business of the Association shall be conducted by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

**ARTICLE VIII**  
**INCORPORATOR**

The name and address of the incorporator is: JOHN PATTERSON, 46 North Washington Boulevard, Suite 1, Sarasota, Florida, 34236.

**ARTICLE IX  
INITIAL REGISTERED AGENT**

The initial registered office of the Association shall be at: 46 North Washington Boulevard, Suite 1, Sarasota, Florida, 34236.

The initial registered agent at this address shall be: LPS Corporate Services, Inc.

**ARTICLE X  
INDEMNIFICATION**

The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees, actually and reasonably incurred by or imposed on him or her in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he or she may be a party because of his being or having been a Director or officer of the Association to the fullest extent permitted by law.

This right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

Dated January 5, 2006.

  
\_\_\_\_\_  
John Patterson, Incorporator

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**NOTICE OF APPOINTMENT OF REGISTERED AGENT,  
ACCEPTANCE, AND DESIGNATION OF CORPORATE OFFICE**

The undersigned, *LPS CORPORATE SERVICES, INC.*, a Florida corporation, having a street address of 46 North Washington Blvd., #1, Sarasota, Florida 34236, having been appointed by the members of the Board of Directors of *CASA DE LA PLAYA CONDOMINIUM ASSOCIATION, INC.*, as registered agent, states as follows:

1. The address of the registered agent shall be 46 North Washington Boulevard, Suite 1, Sarasota, Florida 34236, and it shall notify the Department of State of any change in address of this office or the name of the registered agent at this address.
2. It accepts the appointment and consents to serve as registered agent of the corporation pursuant to Section 617.0501, Florida Statutes.

LPS CORPORATE SERVICES, INC., a  
Florida corporation

By:   
JOHN PATTERSON  
Its President