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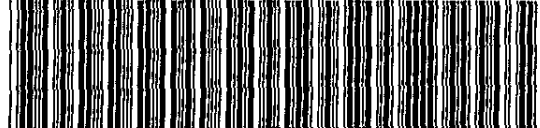
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LEO WOTITZKY  
OF COUNSEL

## TRANSMITTAL LETTER

February 6, 2006

TO: New Filing Section  
Division of Corporations

SUBJECT: **SAINT TROPEZ GARDENS 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:

New Filing Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

### MAILING ADDRESS:

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**SAINT TROPEZ GARDENS CONDOMINIUM ASSOCIATION, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I.**

The name of this corporation is SAINT TROPEZ GARDENS CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 335 Bond Street, Brooklyn, NY 11231, and the mailing address of the corporation is 335 Bond Street, Brooklyn, NY 11231.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed SAINT TROPEZ GARDENS, a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association. The Association shall also operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.

**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 Saint Tropez Gardens, a Condominium.

**ARTICLE IV.**

The Association shall have all of those powers granted by The Florida Condominium Act and The Florida Not-for-Profit Corporations Act, including, but not limited to, the power to establish rules and regulations for SAINT TROPEZ GARDENS, a Condominium, the power to assess members and to enforce those assessments pursuant to SAINT TROPEZ GARDENS Declaration of Condominium, to sue and be sued, to contract for services to provide for the operation and maintenance of the surface water management system facilities of the Association contemplates employing a maintenance company and to take any other action necessary for the purpose for which the Association is organized.

**ARTICLE V.**

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 ROTONDA LAKES CONDOMINIUMS I, a Condominium, shall by virtue of such ownership be a member of this corporation.

**ARTICLE VI.**

This corporation shall exist perpetually. However, in the event the Association is dissolved, the control or right of access to the property containing the surface water management facilities shall be conveyed or dedicated to an appropriate governmental unit or entity and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association.

**ARTICLE VII.**

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

|    | <b><u>NAME</u></b> | <b><u>ADDRESS</u></b>               |
|----|--------------------|-------------------------------------|
| a) | Eduard Slinin      | 335 Bond Street, Brooklyn, NY 11231 |
| b) | Helmy Hussein      | 335 Bond Street, Brooklyn, NY 11231 |
| c) | Jerrol Cutler      | 335 Bond Street, Brooklyn, NY 11231 |

**ARTICLE VIII.**

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 (2006), and in Saint Tropez Gardens Declaration of Condominium.

**ARTICLE IX.**

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>Eduard Slinin</i> |
| <i>Vice President</i> | - | <i>Helmy Hussein</i> |
| <i>Secretary</i>      | - | <i>Jerrol Cutler</i> |

Treasurer - Jerrol Cutler

**ARTICLE X.**

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

|    | <b><u>NAME</u></b> | <b><u>ADDRESS</u></b>               |
|----|--------------------|-------------------------------------|
| a) | Eduard Slinin      | 335 Bond Street, Brooklyn, NY 11231 |
| b) | Helmy Hussein      | 335 Bond Street, Brooklyn, NY 11231 |
| c) | Jerrol Cutler      | 335 Bond Street, Brooklyn, NY 11231 |

**ARTICLE XI.**

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 XII.**

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 Saint Tropez Gardens Declaration of Condominium.

**ARTICLE XIII.**

Each unit in Saint Tropez Gardens, 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 1 day of FEBRUARY, 2006.

Signed, Sealed and Delivered in the Presence of:

Naïla Boodran  
NAÏLA BOODRAN

Printed name of first witness

Naïla Boodran  
NAÏLA BOODRAN

Printed name of second witness

Norbert Ozerol  
NORBERT OZEROL

Printed name of first witness

Eduard Silin  
Eduard Silin

Helmy Hussein  
Helmy Hussein

Jerroi Cutler  
Jerroi Cutler

State of NEW YORK  
County of KINGS

The foregoing Instrument was acknowledged before me this 1 day of FEB, 2006, by Eduardo Silin, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:  
**KURBANOV MARINA**  
Notary Public, State of New York  
No. 01KU6089420  
Qualified in Kings County  
Commission Expires 03.24.2007

Marina Kurbanov  
Notary Public Marina Kurbanov  
Printed Name of Notary  
Serial or Commission Number

State of NEW YORK  
County of KINGS

The foregoing Instrument was acknowledged before me this 1 day of FEB, 2006, by Helmy Hussein, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:  
**KURBANOV MARINA**  
Notary Public, State of New York  
No. 01KU6089420  
Qualified in Kings County  
Commission Expires 03.24.2007

Marina Kurbanov  
Notary Public Marina Kurbanov  
Printed Name of Notary  
Serial or Commission Number

State of NEW YORK  
County of KINGS

The foregoing Instrument was acknowledged before me this 1 day of FEB, 2006, by Jerroi Cutler, who is personally known to me or who produced \_\_\_\_\_ as identification.

My commission expires:  
**KURBANOV MARINA**  
Notary Public, State of New York  
No. 01KU6089420  
Qualified in Kings County  
Commission Expires 03.24.2007

Marina Kurbanov  
Notary Public Marina Kurbanov  
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:

SAINT TROPEZ GARDENS 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 Port Charlotte, 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.

SAINT TROPEZ GARDENS 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.

**FILED**  
2008 FEB - 8 A 10:11  
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TALLAHASSEE, FLORIDA