

MAR. 20 2006 2:27PM

CAPITAL CONNECTION

NO 5794

P. 1

N06000003136

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Condominium
MetroMar ~~Condominium~~, Inc.

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MAR. 20. 2006 2:38PM

CAPITAL CONNECTION

PAGE 001/001

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March 20, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

YOUR CAPITAL CONNECTION INC

SUBJECT: METROMAR CONDOMINIUM, INC.
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CAPITAL CONNECTION

NO. 5714ED P. 3

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**ARTICLES OF INCORPORATION OF
METROMAR CONDOMINIUM, INC.**

06 MAR 17 PM 12:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned natural persons competent to contract, acting as incorporators of a corporation not for profit under Chapter 617 of the Florida Statutes, adopt the following articles of incorporation.

ARTICLE I. NAME

The name of this corporation is MetroMar Condominium, Inc. ("Association") whose principal and mailing address is 11040 1st Street East, Treasure Island, FL 33706.

ARTICLE II. PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of MetroMar, a condominium, under the Florida Condominium Act.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of: (1) total common expenses for which payment has been made or liability incurred within the taxable year; and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

ARTICLE III. MEMBERS

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise one vote.

ARTICLE IV. INITIAL REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 11040 1st Street East, Treasure Island, FL 33706.

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The name of the initial registered agent at the office is: Nicholas DiIorio.

ARTICLE V. INCORPORATORS

The names and residences of the incorporators of the corporation are as follows:

<u>Name</u>	<u>Address</u>
Nicholas DiIorio	11040 1 st Street East Treasure Island, FL 33706

ARTICLE VI. DIRECTORS

The number of persons constituting the first board of directors is one (1). The name(s) and address(es) of the directors who are to serve until the first annual meeting of the members or until their successors are appointed and qualified are:

<u>Name</u>	<u>Address</u>
Nicholas DiIorio	11040 1 st Street East Treasure Island, FL 33706

At the first annual meeting, which shall be called promptly after unit 11030 is sold and closed, each member shall appoint from among the members of the corporation one (1) director from each unit for a term of one year.

ARTICLE VII. OFFICERS

The affairs of the corporation are to be managed by a president, vice president, secretary, assistant secretary, and treasurer who will be accountable to the board of administration. Officers will be appointed annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first appointment of officers are as follows: Nicholas DiIorio.

ARTICLE VIII. BYLAWS

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE IX. POWERS OF CORPORATION

To promote the health, safety, and welfare of the residents of the Association, the corporation may:

H06000072007

(1) exercise all of the powers and perform all of the duties of the Association as set forth in the declaration of condominium and in the bylaws of MetroMar Condominium, as those documents may from time to time be amended;

(2) determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due;

(3) engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium;

(4) have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

ARTICLE X. DISSOLUTION

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

In witness, we, the undersigned, being the incorporator of this corporation, has, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on this 17 day of March, 2006.


Nicholas Dilorio
Incorporator


STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared NICHOLAS DIORIO, who is known to me to be the person who executed the foregoing Articles of Incorporation on behalf of MetroMar Condominium.

In witness whereof, I have hereunto set my hand and seal on this 17th day of March, 2006.

My Commission Expires:




Kathy R. Tokos
Notary Public-State of Florida
Printed Name

MAR. 20. 2006 2:39PM

CAPITAL CONNECTION

NO. 5794 P. 6

H06000072007

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated stated corporation at the place designated on this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity.

Dated:

3/17/06


NICHOLAS DIORIO, Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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