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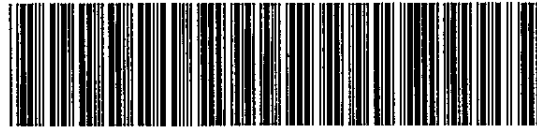
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2006 MAR 27 PM 3:19

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~~1106-12860~~ T. Hampton MAR 27 2006

WOTITZKY, WOTITZKY, ROSS, GOLDMAN, STURGES & TUTTLE, P.A.

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DIANE K. McCLELLAN

FRANK WOTITZKY
LEO WOTITZKY
OF COUNSEL

*FL BAR BOARD CERTIFIED
REAL ESTATE LAWYER

**FL SUPREME COURT
CERTIFIED CIRCUIT CIVIL
MEDIATOR

†ALSO MEMBER OHIO BAR

††LL.M. IN TAXATION
ALSO MEMBER
NJ & NY BARS

TRANSMITTAL LETTER

March 14, 2006

TO: New Filing Section
Division of Corporations

SUBJECT: **DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION OF
ROTONDA, 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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FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 16, 2006

ERNEST W STURGES, JR, ESQ
18501 MURDOCK CIR
STE 501
PT CHARLOTTE, FL 33948

SUBJECT: DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W06000012860

*OK
See
attached*

We have received your document for DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

Letter Number: 006A00018150

RECEIVED
06 MAR 27 AM 10:43
TALLAHASSEE, FLORIDA

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2006 MAR 27 PM 3:19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 352 Boundary Boulevard, Rotonda West, Florida 33947, and the mailing address of the corporation is P.O. Box 5316, Englewood, Florida 34224.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION ROTONDA, INC., a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

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 DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC., a Condominium.

ARTICLE IV.

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 DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC., a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

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

<u>NAME</u>	<u>ADDRESS</u>
a) Andre de Quervain	P.O. Box 5316, Englewood, FL 34224
b) Anthony Fiore	1460 S. McCall Road, Suite 3E, Englewood, FL 34223
c) Ernest W. Sturges, Jr.	18501 Murdock Circle, Suite 501, Port Charlotte, FL 33948

ARTICLE VII.

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 (2005), and in DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

ARTICLE VIII.

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>Andre de Quervain</i>
<i>Vice President</i>	-	<i>Anthony Fiore</i>
<i>Secretary</i>	-	<i>Esther Maisch</i>
<i>Treasurer</i>	-	<i>Esther Maisch</i>

ARTICLE IX.

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

<u>NAME</u>	<u>ADDRESS</u>
a) Andre de Quervain	P.O. Box 5316, Englewood, FL 34224
b) Anthony Fiore	1460 S. McCall Road, Suite 3E, Englewood, FL 34223
c) Esther Maisch	P.O. Box 5316, Englewood, FL 34224

ARTICLE X.

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 XI.

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 DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

ARTICLE XII.

Each unit in DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION, INC., 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 9~~th~~ day of March, 2006.

Signed, Sealed and Delivered in the Presence of:

Nancy Fiore
NANCY FIORE
Printed name of first witness

Kathleen E Wells
KATHLEEN E WELLS
Printed name of second witness

Andre de Quervain
Andre de Quervain

Anthony Fiore
Anthony Fiore

Ernest W. Sturges, Jr.
Ernest W. Sturges, Jr.

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 9th day of March, 2006, by Andre de Quervain, who is personally known to me or who produced _____ as identification.

My commission expires:



Kathleen E. Wells
Notary Public
KATHLEEN E. WELLS
Printed Name of Notary
DD138893
Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 9th day of March, 2006, by Anthony Fiore, who is personally known to me or who produced _____ as identification.

My commission expires:

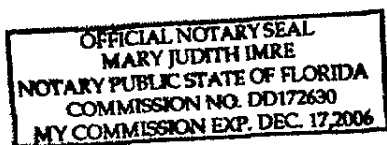


Kathleen E. Wells
Notary Public
KATHLEEN E. WELLS
Printed Name of Notary
DD138893
Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 13th day of March, 2006, by Ernest W. Sturges, Jr., who is personally known to me or who produced _____ as identification.

My commission expires:



Mary Judith Imre
Notary Public
Mary Judith Imre
Printed Name of Notary

Serial or Commission Number

CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.

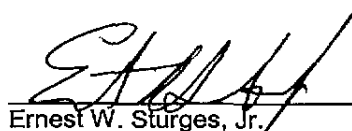
In compliance with Section 48.091, Florida Statutes, the following is submitted:

DEL RIO OF ROTONDA 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 Rotonda West, 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.

**DEL RIO OF ROTONDA CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit corporation**

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.