

No 6000003781

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

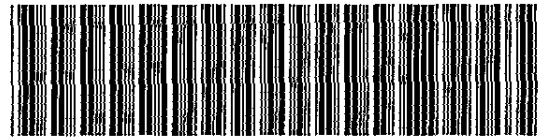
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000068812700

04/05/06--01012--012 **78.75

SECRET
TALLAHASSEE, FLORIDA

06 APR -5 AM 10:43

FILED

DIVISION OF CORPORATION

06 APR -5 AM 11:30

RECEIVED

J. Shivers APR 05 2006

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

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

1- UP-RIVER CONDOMINIUM ASSOCIATION, INC.

2-

3-

4-

Walk-in

Pick-up time ASAP

Certified Copy

Mail-out

Will wait

Photocopy

Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<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

SECRET
TALLAHASSEE, FLORIDA
06 APR -5 AM 10:43

FILED

Examiner's Initials

ARTICLES OF INCORPORATION
OF
UP-RIVER CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
06 APR -5 AM 10:43
FILED

ARTICLE I.

The name of this corporation is UP-RIVER CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 101 Taylor Street, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is 101 Taylor Street, Punta Gorda, Florida 33950.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed UP-RIVER PROFESSIONAL PARK, a non-residential 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 UP-RIVER PROFESSIONAL PARK, a Non-Residential Condominium.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any record owner of legal title to a condominium unit in UP-RIVER PROFESSIONAL PARK, a Non-Residential Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually. In the event, however, this Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility 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 VI.

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

<u>NAME</u>	<u>ADDRESS</u>
a) Cecil T. Berson	101 Taylor Street Punta Gorda, Florida 33950
b) Edward L. Wotitzky	109 Taylor Street- Suite 112 Punta Gorda, Florida 33950
c) Jason B. Goldman	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 the UP-RIVER PROFESSIONAL PARK Condominium Declaration.

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>Cecil T. Berson</i>
<i>Vice President</i>	-	<i>Edward L. Wotitzky</i>
<i>Secretary</i>	-	<i>Edward L. Wotitzky</i>
<i>Treasurer</i>	-	<i>Cecil T. Berson</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) Cecil T. Berson	101 Taylor Street Punta Gorda, FL 33950
b) Edward L. Wotitzky	109 Taylor Street - Suite 112 Punta Gorda, FL 33950
c) Jason B. Goldman	18501 Murdock Circle - Suite 501 Port Charlotte, FL 33948

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 the UP-RIVER PROFESSIONAL PARK Condominium Declaration of Condominium.

ARTICLE XII.

Each unit in UP-RIVER PROFESSIONAL PARK, a Condominium shall have the number of votes as set forth in the Declaration of Condominium, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

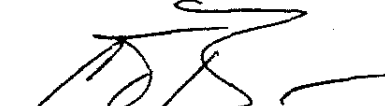
ARTICLE XIII.

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 3rd day of April, 2006.



Cecil T. Berson



Edward L. Wotitzky



Jason B. Goldman

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by
CECIL T. BERSON, who is personally known to me or who produced _____ as identification.

My commission expires:



Sandra Mershon Benkner
Notary Public

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 27th day of March, 2006 by
EDWARD L. WOTITZKY who is personally known to me.

My commission expires:

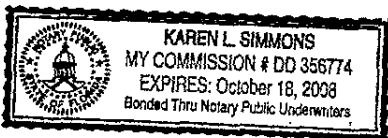


Sandra Mershon Benkner
Notary Public

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 29th day of March, 2006 by
JASON B. GOLDMAN who is personally known to me.

My commission expires:



Karen L. Simmons
Notary Public

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

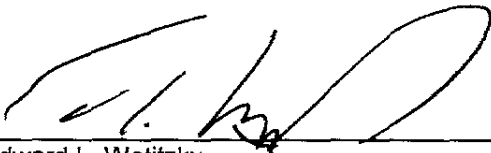
In compliance with Section 48.091, Florida Statutes, the following is submitted:

UP-RIVER 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 Punta Gorda, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 109 Taylor Street - Suite 112, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

UP-RIVER 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.



Edward L. Wotitzky

FILED
06 APR -5 AM 10:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA