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April 25, 2006

Florida Department of State  
Division of Corporations  
Attn: New Filing Section  
409 E. Gaines Street  
Tallahassee, FL 32399

Re: Porto Paradiso Condominium Association, Inc.

Dear Sir or Madam:

Enclosed please find an original and one copy of the Articles of Incorporation for the above-captioned corporation together with the certificate designating the Registered Agent. I also enclose my firm's check in the amount of \$78.75 for the filing fee, obtaining a certified copy, and Registered Agent Certification.

Subsequent to filing of the enclosed Articles of Incorporation, please forward the certified copy of same to my office at the above address, together with your Certificate of Incorporation.

Thank you for your assistance in this matter.

Very truly yours,  
HARRISON, HENDRICKSON & KIRKLAND, P.A.

Robert W. Hendrickson, III

RWH:kes  
Enclosures

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ARTICLES OF INCORPORATION

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FOR

PORTO PARADISO CONDOMINIUM ASSOCIATION, INC. SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

LONGBOAT DEVELOPMENT COMPANY, LLC, a Florida limited liability company, being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I. NAME AND ADDRESS

The name of this corporation shall be PORTO PARADISO CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter referred to as the Association. The street address of the initial principal office of the Association is 417 12<sup>th</sup> Street West, Unit 209, Bradenton, FL 34205. The mailing address for the Association is PO Box 361, Bradenton, FL 34206.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium located in Sarasota County, Florida, known as Porto Paradiso, a Condominium, hereinafter referred to as the Condominium. The Declaration of Condominium, and any amendments thereto, whereby the Condominium has been or will be created is hereinafter referred to as the Declaration. The developer of the Condominium is Longboat Development Company, LLC, a Florida limited liability company, hereinafter referred to as Developer.

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The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

### ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association, or the Declaration.

### ARTICLE IV. LIMITATIONS OF ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

### ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

## ARTICLE VI. MEMBERS

Every record owner of legal title to a unit in the Condominium shall be a member of the Association; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Membership in the Association shall automatically terminate when the ownership interest supporting said membership vests in another person or entity. Prior to the recording of the Declaration among the Public Records of Sarasota County, Florida, the incorporator shall constitute the sole member of the Association.

## ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election by the members. The names and addresses of the initial directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Reed W. Mapes	PO Box 361 Bradenton, FL 34206
Pamela C. Wilson	1281 Gulf of Mexico Drive, Unit #1006 Longboat Key, FL 34228
Jeffrey E. Wilson	1281 Gulf of Mexico Drive, Unit #1006 Longboat Key, FL 34228

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. The first election of directors shall not be held until unit owners other than Developer are entitled to elect at least one (1) director pursuant to the provisions of the Condominium Act. Any vacancies in the Board occurring before the first election shall be filled by Developer.

Section 5. Subsequent to the first election of directors, directors entitled to be elected by unit owners other than Developer shall be elected at the annual meeting of the members and shall be qualified and hold office as provided in the Bylaws. Until Developer transfers control of the Association to the other unit owners, Developer shall be entitled to appoint and remove all directors excepting those entitled to be elected by the non-developer unit owners.

#### SECTION VIII. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Reed W. Mapes
Vice President	Pamela C. Wilson
Secretary	Reed W. Mapes
Treasurer	Jeffrey E. Wilson

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his or her successor is chosen and qualified, or until his or her earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 417 12<sup>th</sup> Street West, Unit 209, Bradenton, FL 34205, and the name of the initial registered agent of this Association located at that address is Reed W. Mapes.

ARTICLE XI. INCORPORATORS

The name and address of the incorporator is Longboat Development Company, LLC, PO Box 361, Bradenton, FL 34206.

WHEREFORE, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned, constituting the incorporator hereof, has caused these Articles of Incorporation to be executed this 13<sup>th</sup> day of April, 2006.

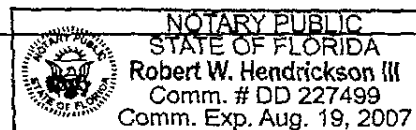
LONGBOAT DEVELOPMENT COMPANY, LLC  
BY: MAPES & MAPES, INC. - MANAGER

By: \_\_\_\_\_  
Reed W. Mapes, Vice President of  
Mapes & Mapes, Inc.

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2006, by Reed W. Mapes, as Vice President of Mapes & Mapes, Inc., in its capacity as Manager of Longboat Development Company, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification and ~~did~~ (did not) take an oath.

Notary Public



ACCEPTANCE

I HEREBY ACCEPT the designation as initial Registered Agent for the Association, as stated in the foregoing Articles of Incorporation.

  
\_\_\_\_\_(SEAL)  
REED W. MAPES  
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