

NO 6 000 005821

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

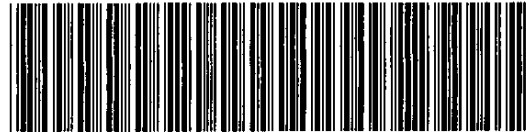
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900075444989

05/30/06--01005--013 \*\*78.75

FILED  
06 MAY 30 PM 2:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. Shivers MAY 31, 2006

LAW OFFICES  
**DULMER & TRACY**  
CHARTERED

JOHN J. DULMER, JR.  
DENNIS J. TRACY

TELEPHONE  
(941) 485-7761  
TELECOPY  
(941) 488-9482

May 25, 2006

Corporate Records Bureau  
Division of Corporations  
Secretary of State  
P.O. Box 6327  
Tallahassee, Florida 32301

Re: U-OWN-IT CONDOMINIUM ASSOCIATION,

Dear Sir/Madam:

Enclosed herewith please find an original and one copy of the Articles of Organization and Certificate of Resident Agent in connection with the above referenced matter. In addition, please find our client's check in the amount of \$78.75 representing filing fees with regard to same. Kindly return a filed copy of the Articles to this office in the envelope provided herein for your convenience.

Should you have any questions, please feel free to contact the undersigned. Thank you for your kind courtesies and prompt attention to this matter.

Very truly yours,  
DULMER & TRACY, CHARTERED

By: Dennis J. Tracy /DXT  
DENNIS J. TRACY, ESQ.

DJT/tlh

FILED  
06 MAY 30 PM 2:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
U-OWN-IT CONDOMINIUM ASSOCIATION, INC.

---

We, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, et seq., and certify as follows:

ARTICLE I

Name

The name of this corporation is U-OWN-IT CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

Principal Place of Business

The principal place of business of the corporation is 120 Corporation Way, Venice, Florida 34285.

ARTICLE III

Purpose

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, for the operation of U-OWN-IT, a Condominium, to be created pursuant to

FILED  
06 MAY 30 PM 2:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

the provisions of the Condominium Act and the Declaration of Condominium of U-OWN-IT, a Condominium, when filed and as thereafter amended in Sarasota County, Florida. The Association shall have all the common law and statutory powers of a corporation not for profit pursuant to Florida Statute 617, et seq., and in addition, shall have all the powers and duties as set forth in the Condominium Act, as amended, these Articles of Incorporation, and the Bylaws established for this Association.

#### ARTICLE IV

##### Members

All record owners of condominium units within U-OWN-IT, a Condominium, shall automatically be members of this Association. Change in membership in the Association is accomplished by recording in the Public Records of Sarasota County, Florida, a deed or other instrument establishing a change of record title to a unit in the condominium and the delivery to the Association of a copy of such instrument.

#### ARTICLE V

##### Term of Existence

This corporation shall have perpetual existence.

## ARTICLE VI

### Subscribers

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

<u>NAME</u>	<u>ADDRESS</u>
GEORGE GIORDANO	428 Bayshore Drive Venice, FL 34285
SUSAN GIORDANO	428 Bayshore Drive Venice, FL 34285
LARRY DEEDS	120 Corporation Way Venice, FL 34285

## ARTICLE VII

### Board of Directors

A. Number. The affairs of the Association shall be managed by a Board of Directors consisting of no less than three (3) members. Initially, the corporation shall have three (3) members on the Board of Directors.

B. Election and Removal. Members of the Board of Directors shall be elected at the annual meeting of the Association in the manner specified in the Bylaws. Members of the Board of Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

C. Duties and Powers. All of the duties and powers of the Association existing under the Condominium Act, Declaration of Condominium, these Articles of Incorporation, and Bylaws shall be exercised exclusively by the Board of Directors, its agents,

contractors, or employees, subject only to approval by unit owners when that is specifically required.

D. Initial Board of Directors. The names and addresses of the members of the initial Board of Directors who shall hold office until their successors are elected and have qualified, or until they resign or are removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
GEORGE GIORDANO	428 Bayshore Drive Venice, FL 34285
SUSAN GIORDANO	428 Bayshore Drive Venice, FL 34285
LARRY DEEDS	120 Corporation Way Venice, FL 34285

#### ARTICLE VIII

##### Officers

The affairs of the Association shall be administered by officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the Association, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
GEORGE GIORDANO	President	428 Bayshore Drive Venice, FL 34285
SUSAN GIORDANO	Secretary/ Treasurer	428 Bayshore Drive Venice, FL 34285

LARRY DEEDS

Vice President

120 Corporation Way  
Venice, FL 34285

## ARTICLE IX

### Indemnification and Insurance

A. Indemnification. Every member of the Board of Directors and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonable incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a member or officer at the time such expenses are incurred, except when the Board member or officer is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties; provided, that in the event of settlement, the indemnification shall apply only when the Board of Administration approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officers may be entitled.

B. Insurance. The Board of Directors may, and shall, if reasonably available, purchase liability insurance to insure all Board members, officers or agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance shall be paid by the unit owners as part of the common expenses.

ARTICLE X

Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the bylaws.

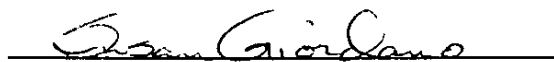
ARTICLE XI

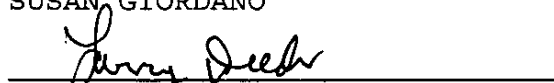
Amendments to Articles

Amendments to these Articles of Incorporation may be proposed by the Board of Directors or by one-third (1/3) of all voting rights of all unit owners in the condominium. Amendments may be adopted by the affirmative vote of two-thirds (2/3) of all voting rights of all unit owners in the condominium. Additional requirements concerning proposal and adoption of amendments to these Articles of Incorporation shall be set forth in the Bylaws.

IN WITNESS WHEREOF, the subscribers to these Articles of Incorporation have hereunto affixed their signatures this 23<sup>RD</sup> day of May, 2006.

  
\_\_\_\_\_  
GEORGE GIORDANO

  
\_\_\_\_\_  
SUSAN GIORDANO

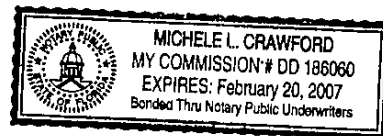
  
\_\_\_\_\_  
LARRY DEEDS



STATE OF FLORIDA  
COUNTY OF SARASOTA

SWORN TO and subscribed in my presence this 23<sup>RD</sup> day of May, 2006 by GEORGE GIORDANO, SUSAN GIORDANO, and LARRY DEEDS, who are personally known to me) (produced as identification).

Michele L Crawford  
MICHELE L CRAWFORD  
(Typed, printed or stamped name  
of Notary Public)



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM SERVICE  
OF PROCESS MAY BE SERVED.

---

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

FIRST . . . That, U-OWN-IT CONDOMINIUM ASSOCIATION, INC.,  
desiring to organize or qualify under the laws of the State of  
Florida, with its principal place of business at 120 Corporation  
Way, Venice, Florida 34285, has named GEORGE GIORDANO, 428 Bayshore  
Drive, Venice, Florida 34285, as its agent to accept service of  
process within Florida.

SIGNATURE: 

DATE: 5-23-06

TITLE: President

Having been named to accept service of process for the above  
stated corporation, at the place designated in this Certificate, I  
hereby agree to act in this capacity, and I further agree to comply  
with the provisions of all statutes relative to the proper and  
complete performance of my duties.

SIGNATURE: 

DATE: 5-23-06

FILED  
MAY 30 PM 2:25  
CLERK OF DISTRICT COURT  
JACKSONVILLE, FLORIDA