

AUG. 4. 2006 9:33AM
Division of Corporations

CAPITAL CONNECTION

NO. 0245 P. 1 Page 1 of 1

N060000008272

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000196502 3)))



H060001965023ABC\$

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : YOUR CAPITAL CONNECTION, INC.
Account Number : I20000000257
Phone : (850) 224-8870
Fax Number : (850) 224-7047

FILED
2006 AUG -4 PM 12:32
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION

THE RESERVE AT PORT ORANGE CONDOMINIUM ASSOCIATION,

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

Electronic Filing Menu

Corporate Filing Menu

T. Burch AUG 7 2006 *

ARTICLES OF INCORPORATION
OF
THE RESERVE AT PORT ORANGE
CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ARTICLE I

The name of this corporation is, "THE RESERVE AT PORT ORANGE CONDOMINIUM ASSOCIATION, INC.", whose principal office and mailing address is located at 420 South Nova Road, Daytona Beach, Florida 32114. The registered office address is 420 South Nova Road, Daytona Beach, Florida 32114.

ARTICLE II

The duration of the Corporation is perpetual.

ARTICLE III

This corporation is not authorized to issue stock.

ARTICLE IV

The purpose for which this corporation is organized is to provide an entity for the management and operation of The Reserve at Port Orange, a Condominium to be created in accordance with the provisions of the Condominium Act and to be located in Port Orange, Florida (hereinafter the "Condominium").

ARTICLE V

In accordance with Section 617.0203, Florida Statutes, the date when corporation existence shall commence as of the date of filing of these Articles of Incorporation.

FILED
2006 AUG -4 PM 12:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI

All owners of record of title in fee simple to a Unit in the Condominium shall, by virtue of such ownership, be members of this corporation. Membership shall terminate upon the alienation of such ownership interests.

ARTICLE VII

The Corporation shall have all of the powers enumerated in: (a) Chapter 718, Florida Statutes (the Condominium Act); and (b) Chapter 617, Florida Statutes, to the extent that such powers are consistent with the provisions of Chapter 718.

ARTICLE VIII

The incorporator is Mark Sama, whose address is 15 Engle Street, Suite 100, Englewood, New Jersey 07631.

ARTICLE IX

The initial Board of Directors shall consist of two (2) persons. The name and address of the initial director is as follows:

Name**Address**

Mark Sama, President

15 Engle Street, Suite 100
Englewood, New Jersey 07631

Stephen Montag, Vice President
and Secretary

15 Engle Street, Suite 100
Englewood, New Jersey 07631

Subsequent Boards of Directors shall be constituted and elected as set forth in the By-Laws of the Corporation. All directors, other than the initial director, shall be members of the Corporation.

ARTICLE X

The officers of the corporation shall be elected by the Board of Directors in accordance with

H06000196502 3

provisions of the By-Laws of the Corporation.

ARTICLE XI

The Corporation shall indemnify each officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE XII

The By-Laws of the Corporation shall be adopted by the initial Board of directors and may thereafter be amended in accordance with the provisions thereof.

ARTICLE XIII

On all matters upon which the members of the Corporation shall be entitled to vote under the By-Laws, there shall be one vote for each Unit in the Condominium, which vote shall be cast as provided for in the By-Laws.

ARTICLE XIV

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

ARTICLE XV

The initial registered office of the Corporation shall be located at 420 S. Nova Road, Daytona Beach, Florida 32114; and the initial registered agent shall be Glenn D. Storch, at that address.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 3rd day of August, 2006.


Mark Sarno, Incorporator

H06000196502 3

CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is

THE RESERVE AT PORT ORANGE CONDOMINIUM ASSOCIATION, INC.

2. The name and address of the registered agent and registered office is:

Glenn D. Storch
420 S. Nova Road
Daytona Beach, FL 32114

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


GLENN D. STORCH

FILED
2006 AUG -4 PM 12:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA