

NO6 000068583

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

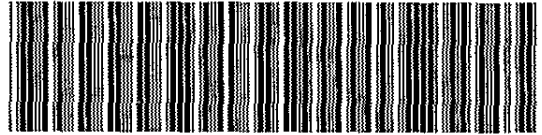
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



900078670899

08/14/06--01046--001 \*\*78.75

FILED  
06 AUG 14 AM 9:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. Shivers AUG 15 2006

*Ebling & Bazaire, P.L.*  
2411-A ~~1915~~ Manatee Avenue West  
Bradenton, FL 34205

Main Number: (941) 746-3007

Facsimile: (941) 746-3898

E-mail: [jebling@ebbazlaw.com](mailto:jebling@ebbazlaw.com)

August 10, 2006

**US EXPRESS MAIL**

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, Florida 32314

RE: Articles of Incorporation  
Isla Vista of Holmes Beach Condominium Association, Inc.

Dear Sir/Madame:

Enclosed herewith please find an original and one copy of Articles of Incorporation of the above referenced corporation. Also enclosed is my check in the amount of \$78.75 for the filing fee. Please file the articles and return a certified copy to me for my records.

Thank you for your cooperation in this matter.

Very truly yours,  
EBLING & BAZAIRE, P.L.

  
Jamie A. Ebling

JAE: jr  
Enclosures

FILED  
06 AUG 14 AM 9:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**ISLA VISTA OF HOLMES BEACH  
CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being desirous of forming a corporation not for profit under provisions of Chapter 617 of the Florida Statutes, states as follows:

**ARTICLE I. NAME AND ADDRESS**

The name of this corporation shall be ISLA VISTA OF HOLMES BEACH 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, which is also the mailing address of the Association, is 519 58<sup>th</sup> Street, Holmes Beach, FL 34217.

**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 Holmes Beach, Manatee County, Florida, known as ISLA VISTA, 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 Siam Garden Resort Group, LLC, a Florida limited liability company, hereinafter referred to as Developer.

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

FILED  
06 AUG 14 AM 9:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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 become 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. Each member shall promptly deliver to the Association a copy of the duly recorded instrument establishing an ownership interest in a unit in the Condominium and shall obtain a written acknowledgment of said delivery signed by an officer of the Association. Membership in the Association shall be

terminated automatically when the ownership interest supporting said membership vests in another person or entity.

Prior to the recording of the Declaration in the Public Records of Manatee 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 two (2) directors. The names and addresses of the initial directors who shall serve until the first election by the members are as follows:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
ROBERT KENT DAVIS	519 58 <sup>th</sup> Street, Holmes Beach, Florida 34217
SOPHAPHAN DAVIS	519 58 <sup>th</sup> Street, Holmes Beach, Florida 34217

**Section 3.** 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 4.** 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	ROBERT KENT DAVIS
Vice President	SOPHAPHAN DAVIS
Secretary	ROBERT KENT DAVIS
Treasurer	ROBERT KENT DAVIS

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 519 58<sup>th</sup> Street, Holmes Beach, FL 34217, and the name of the initial registered agent of this Association located at that address is ROBERT KENT DAVIS.

#### ARTICLE XI. INCORPORATOR

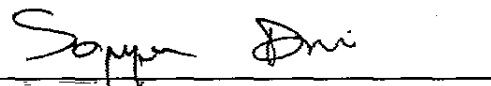
The name and address of the incorporator is SIAM GARDEN RESORT GROUP, LLC, 519 58<sup>th</sup> Street, Holmes Beach, FL 34217.

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 sole

incorporator hereof, has executed these Articles of Incorporation this 9<sup>th</sup> day of August 2006.

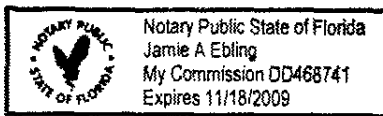
IN WITNESS WHEREOF, we, the undersigned subscribers to these Articles of Incorporation, have hereunto set our hands and seals this 9<sup>th</sup> day of August 2006.

  
ROBERT KENT DAVIS


  
SOPHAPHAN DAVIS

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2006, by Robert Kent Davis, who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.



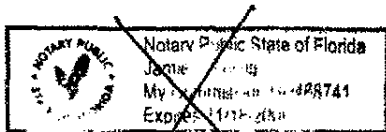
(NOTARIAL SEAL)

  
\*


\*(Print Name of Notary Public)  
Notary Public - State of Florida  
My Commission Expires \_\_\_\_\_  
Commission Number \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MANATEE

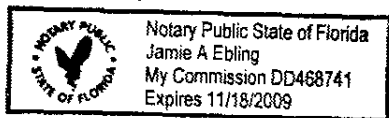
The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2006, by Sophaphan Davis, who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.



(NOTARIAL SEAL)

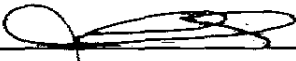
  
\*

\*(Print Name of Notary Public)  
Notary Public - State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Commission Number \_\_\_\_\_



ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the designation as registered agent of the foregoing corporation.

  
Print Name: JAMIE Ebling

FILED

06 AUG 14 AM 9:26

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA