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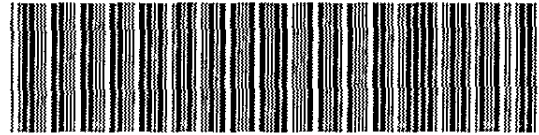
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**THE DORAGH LAW FIRM, P.L.**  
**ATTORNEYS AT LAW**

7800 University Pointe Drive, Suite 100  
Fort Myers, FL 33907  
(239) 425-3644 office  
(239) 425-3648 facsimile  
DLF@doraghlawfirm.com

November 8, 2006

**[VIA U.S. MAIL]**

Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Production Trade Center Condominium Association  
Our File No: L-0123-003

*Dear Sir or Madam:*

Enclosed please find our check #8460 in the amount of \$78.75, which represents the filing fees due on the above referenced subject matter.

Should you have any questions in this regard, please do not hesitate to contact me at 239/425-3644.

Sincerely,

*Pete Doragh\**

Pete Doragh

(\*Signed in his absence to avoid delay)

Enclosure(s)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**PRODUCTION TRADE CENTER CONDOMINIUM ASSOCIATION, INC.**

(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I.**

The name of the corporation is **PRODUCTION TRADE CENTER CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed **PRODUCTION TRADE CENTER CONDOMINIUM ASSOCIATION, INC., A Commercial condominium**, located in Bonita Springs, Lee County, Florida, (the "condominium") according to the declaration of condominium to be recorded in public records of Lee County, Florida (the "Declaration"). The initial principal office of the corporation is 24120 Production Circle, Bonita Springs, Florida, 34135.

**ARTICLE III.**

The Qualification of members and the manner of their admission shall be as follows: any person or persons who hold title in fee simple to a condominium unit in the condominium shall by virtue of such ownership be a member of the corporation. Provide however, that transfer of membership shall be made only as a part of and incident to the transfer of ownership of a condominium unit. Change of membership in the corporation shall be established by recording in the public records of Lee County, Florida, a deed or other instrument establishing record title to a unit in the condominium and the delivery of a copy of the recorded instrument to the corporation within a reasonable time following such recordation. Such delivery is not required for initial conveyances by the developer of the condominium. The owner designated by such instrument thereby becomes a member of the corporation and the membership of the previous owner is thereby terminated.

**ARTICLE IV.**

The corporation shall exist perpetually.

**ARTICLE V.**

The name and residence of the Incorporator is as follows:

The Doragh Law Firm, P.L.  
Pete Doragh, Esquire  
7800 University Pointe Drive, Suite 100  
Fort Myer, FL 33907

**ARTICLE VI.**

The affairs of the corporation are to be managed initially by a Board of three Directors who will be appointed by the developer of the condominium as provided for in the By-Laws of the corporation. Subsequent Boards shall be composed of no fewer than three (3) directors and no more than nine (9).

**ARTICLE VII.**

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

Charles E. Nelson	President
Dale M. Nelson	Vice President
Darrell Courter	Secretary / Treasurer

**ARTICLE VIII.**

The number of persons constituting the first Board of Directors shall be three, and their names and addresses are as follows:

1. Charles E. Nelson, 20520 Tanglewood Lane, Estero, FL 33928
2. Dale M. Nelson, 20520 Tanglewood Lane, Estero, FL 33928
3. Darrell Courter, 5625 Seventh Avenue, Fort Myers, FL 33907

**ARTICLE IX.**

After turnover, the By-Laws of the corporation are to be made, altered or rescinded by 67% of the voting interest of the corporation: prior to turnover by a majority of the directors alone.

**ARTICLE X**

Amendments to these Articles of may be proposed and adopted as follows:

After turnover, an amendment may be proposed by either the board of Directors or by twenty-five (25%) of the voting interest and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed amendment; Prior to turnover, by a majority of the directors alone.

After turnover, the amendment must be approved by a vote of 67% of the voting interest of the corporation: prior to turnover, by the directors alone.

**ARTICLE XI.**

Each unit in the condominium shall have a pro rata vote based on each unit's square footage as a per cent of the total square footage of all the units.

**ARTICLE XII.**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

**ARTICLE XIII**

The corporation shall have all the powers permitted by law together with such additional specific power as are contained in the Declaration and By-Laws.

**ARTICLE XIV**

No part of the net earnings of the corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of corporation property or through the rebate of the excess membership dues, fees or assessments.

**ARTICLE XV**

The name of the registered agent and place for service of process shall be **The Doragh Law Firm, P.L.**, a Florida professional limited liability company whose address is: 7800 University Pointe Drive, Suite 100, Fort Myers, Florida, 33907.

IN WITNESS WHEREOF, the understanding incorporator has signed these articles of incorporation on this 7<sup>th</sup> day of NOVEMBER, 2006




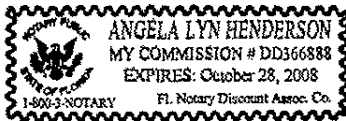
Pete Doragh, Incorporator and registered agent, who is familiar with and accepts the obligations of a registered agent under Florida law

STATE OF FLORIDA  
COUNTY OF LEE

Before me personally appeared **Pete Doragh** to me well known and known to me to be the person described in and who executed the foregoing articles of incorporation and acknowledged to and before me that said instrument was signed for the purpose therein expressed.

Witness my hand and official seal this 7<sup>th</sup> day of NOVEMBER, 2006.

Notary Stamp or Seal:



Notary Public - State of Florida

My commission expires:  
10/28/08

**ACCEPTANCE OF REGISTERED AGENT**

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



Pete Doragh