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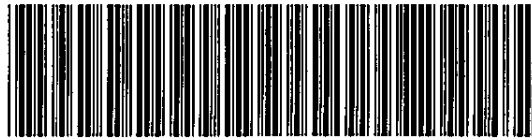
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Roosa, Sutton, Burandt & Adamski  
*Attorneys and Counselors at Law*

*1714 Cape Coral Parkway East  
Cape Coral, Florida 33904  
Telephone: 239-542-4733  
Facsimile: 239-542-9203*

February 13, 2007

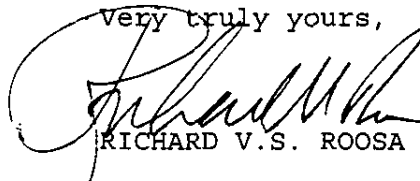
Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Dear Clerk:

Re: CAPE BUENA VISTA CONDOMINIUM ASSOCIATION, INC.

Enclosed for filing are the original and one copy of the Articles of Incorporation of the above-named corporation and a check in the amount of \$78.75, to cover the Filing fee and Certificate of Status.

Very truly yours,



RICHARD V.S. ROOSA

RVSR/m  
Enc.

**ARTICLES OF INCORPORATION OF  
CAPE BUENA VISTA CONDOMINIUM ASSOCIATION, INC.  
NOT-FOR-PROFIT CORPORATION**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned natural person, competent to contract, acting as an incorporator of a corporation not for profit under Chapter 617 of the Florida Statutes, adopts the following articles of incorporation.

**Article I  
Name**

The name of this corporation is Cape Buena Vista Condominium Association, Inc., and its principal place of business is 264 SW 3<sup>rd</sup> Ter., Cape Coral, Florida 33991.

**Article II  
Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 617 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of Cape Buena Vista Condominium, a condominium under the Florida Condominium Act.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

**Article III  
Members**

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided

undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration.

#### **Article IV**

##### **Initial Registered Office And Agent**

The street address of the initial registered office of the corporation is 1714 Cape Coral Parkway, Cape Coral, Florida 33904. The name of the initial registered agent at the office is: Larry D. Sutton.

#### **Article V**

##### **Incorporator**

The name and residence of the incorporator of the corporation is as follows:

Name	Residence
Richard V.S. Roosa	4203 Dingman Drive Sanibel, FL 33957

#### **Article VI**

##### **Directors**

The number of persons constituting the first board of directors is five (5). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Name	Address
1. Edward Ramos	1223 SE 47 <sup>th</sup> Ter., Cape Coral Florida 33904
2. Nancy Ramos	1223 SE 47 <sup>th</sup> Ter., Cape Coral Florida 33904
3. Antonio Ramos	1223 SE 47 <sup>th</sup> Ter., Cape Coral Florida 33904
4. Mark Ursitti	1223 SE 47 <sup>th</sup> Ter., Cape Coral Florida 33904
5. Teresa Ursitti	1223 SE 47 <sup>th</sup> Ter., Cape Coral Florida 33904

At the first annual meeting, the members shall elect from among the members of the corporation one (1) director for a term of one year, two (2) directors for a term of two years, and two (2) directors for a term of three years; at each annual meeting after that the members shall elect from among the membership directors for a term of three years.

#### **Article VI**

##### **Officers**

The affairs of the corporation are to be managed by a president, two vice presidents, secretary, and treasurer, who will be the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

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The affairs of the corporation are to be managed by a president, vice president, secretary, and treasurer, who will be the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

The names of the officers who are to serve until the first election officers are as follows:

Nancy Ramos	President
Edward Ramos	Vice President
Antonio Ramos	Vice President
Mark Ursitti	Secretary
Mark Ursitti	Treasurer

**Article VIII**  
**Bylaws**

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the first board of directors until the first annual meeting. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

**Article IX**  
**Powers of Corporation**

To promote the health, safety and welfare of the residents of Cape Buena Vista Condominium, the corporation may:

- (1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended.
- (2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.
- (3) Engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium.
- (4) Take and hold by lease, gift, purchase, devise, or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it on the vote of 75 percent of members, and transfer, lease, and convey any such property.
- (5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of 75 percent of the members.
- (6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

**Article X**  
**Dissolution**

This corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized.

In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

In witness, the undersigned, being the incorporator of this corporation, has, for the purpose of forming this nonprofit corporation under the laws of the state of Florida, executed these articles of incorporation on February 13, 2007.



Richard V.S. Roosa

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by Richard V.S. Roosa, personally known to me and who was not placed under oath, this 13th day of February, 2007.



Marylou Miller, Notary Public

Commission expires: \_\_\_\_\_



MARYLOU MILLER  
MY COMMISSION # DD 582267  
EXPIRES: August 11, 2010  
Bonded Thru Budget Notary Services

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TALLAHASSEE, FLORIDA