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2007 APR 16 AM 7:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CS. 4-17

DAVID G. BOWMAN
EUGENE O. GEORGE
ROBERT P. SCHEB
JAMES E. TOALE
DAVID G. BOWMAN, JR.

MICHAEL D. HORLICK
of Counsel
CHRISTOPHER D. FORREST
of Counsel

BG

**BOWMAN, GEORGE
SCHEB & TOALE**

ATTORNEYS AT LAW
Established 1912

JOHN F. BURKET
1875-1947
JOHN F. BURKET, JR.
1915-1984
V. MORRIS SMITH
1921-1996
JAMES J. DRYMON
1926-2000
I.W. WHITESELL, JR.
Retired

March 28, 2007

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: South Gate Village Green Condominium
Section Four Association, Inc.

Dear Sir/Madam:

In connection with the above referenced corporation, I enclose herewith an original and one copy of the Articles of Incorporation, together with the cover letter and our check No. 22636, made payable to Florida Department of State in the amount of \$70.00 and representing the filing fee.

Thank you for your assistance in this regard.

Very truly yours,

Elsie M. McDonald

Elsie M. McDonald
Legal Assistant to David G. Bowman, Jr.

Enclosures

COVER LETTER

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

SUBJECT: South Gate Village Green Condominium Section Four Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

David G. Bowman, Jr., Esquire
FROM: BOWMAN, GEORGE, SCHEB & TOALE, P.A.
Name (Printed or typed)

2750 Ringling Boulevard, Suite #3
Address

Sarasota, Florida 34237
City, State & Zip

941-366-5510
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 3, 2007

DAVID G. BOWMAN, JR.
2750 RINGLING BLVD., STE. 3
SARASOTA, FL 34237

SUBJECT: SOUTH GATE VILLAGE GREEN CONDOMINIUM SECTION FOUR
ASSOCIATION, INC.
Ref. Number: W07000016250

RECEIVED
07 APR 16 PM 4:30
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for SOUTH GATE VILLAGE GREEN CONDOMINIUM SECTION FOUR ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

You must list at least one incorporator with a complete business street address.

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6047.

Carolyn Lewis
Document Specialist
New Filing Section

Letter Number: 207A00022589

DAVID G. BOWMAN
EUGENE O. GEORGE
ROBERT P. SCHEB
JAMES E. TOALE
DAVID G. BOWMAN, JR.

MICHAEL D. HORLICK
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JAMES J. DRYMON
1926-2000
I.W. WHITESELL, JR.
Retired

April 11, 2007

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Dear Sir/Madam:

In connection with your letter of April 3, 2007, I enclose herewith an original and one copy of the revised Articles of Incorporation for South Gate Village Green Condominium Section Four Association, Inc., together with a copy of your letter. Please use our check for \$70.00, which you are holding, to file these articles at your earliest convenience.

Thank you for your assistance in this regard.

Very truly yours,

Elsie M. McDonald

Elsie M. McDonald
Legal Assistant to David G. Bowman, Jr.

Enclosures

FILED

2007 APR 16 AM 7:57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

SOUTH GATE VILLAGE GREEN CONDOMINIUM SECTION FOUR ASSOCIATION, INC.

These are the Articles of Incorporation for South Gate Village Green Condominium Section Four Association, Inc.

1. NAME. The name of the corporation is SOUTH GATE VILLAGE GREEN CONDOMINIUM SECTION FOUR ASSOCIATION, INC. and the principal mailing address is 3247 Gifford Lane, Sarasota, FL 34239. The incorporator is Donna Kelly, whose address is 3247 Gifford Lane, Sarasota, FL 34239. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as "Declaration," these Articles of Incorporation as "Articles," and the Bylaws of the Association as the "Bylaws."

2. PURPOSE. The purpose for which the Condominium Association is organized is to manage, operate, and maintain the condominium known as South Gate Village Green Condominium, Section Four; and certain Association Property, including recreational facilities. This Condominium shall be operated on a not-for-profit basis for the mutual use, benefit, enjoyment, and advantage of the individual residents of the Condominium; to make such improvements, additions, and alterations to the Condominium as may be necessary or desirable from time to time as authorized by the Declaration of the Condominium and the Bylaws of the Association; to purchase and own real or personal property; and to conduct and transact all business necessary and proper in the management, operation, and maintenance of the Condominium, all as agent of the Owners of the Condominium Parcel of the Condominium.

3. DEFINITIONS. The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of the Condominium recorded in the Public Records of Sarasota County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

4. POWERS. The powers of the Association shall include and be governed by the following:

4.1 General. The Association shall have all of the common-law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act, as amended from time to time, except as limited by the Declaration of Condominium, as amended from time to time; these Articles, as amended from time to time; and the Bylaws, as amended from time to time, including but not limited to the following:

4.2.1 To make and collect assessments and other charges against members as Unit Owners and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property

as may be necessary or convenient in the administration of the Condominium or Association Property.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Condominium Property, Association Property, or any other property acquired or leased by the Association for use by Unit Owners.

4.2.4 To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its Officers, Directors, and members as Unit Owners.

4.2.5 To make and amend reasonable rules and regulations for the maintenance, conservation, and use of the Condominium Property and Association Property; for the health, comfort, safety, and welfare of the Unit Owners; and for the administration of the Association.

4.2.6 To approve or disapprove the leasing, transfer, mortgaging, ownership, and possession of Units as may be provided by the Declaration.

4.2.7 To enforce by legal means the provisions of the Act, the Declarations these Articles, the Bylaws, and the Rules and Regulations for the use of the Condominium Property and Association Property.

4.2.8 To contract for the management of the Condominium and Association Property and any facilities used by the Unit Owners and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those that require specific approval of the Board of Directors or the membership of the Association.

4.2.9 To employ personnel to perform the services required for proper operation of the Condominium and the Association.

4.3 Condominium Property. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

4.4 Distribution of Income. The Association shall make no distribution of Income to its members, Directors, or Officers.

4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the Bylaws.

5. MEMBERS. The members of the Association shall consist of all of the record Owners of Units in the Condominium, and after termination of the Condominium shall consist of those who were members at the time of the termination and their successors and assigns.

5.1 Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to the Unit for which that share is held.

5.2 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned, subject to the procedure contained in the Condominium Documents.

5.3 Meetings. The Bylaws shall provide for an annual meeting of members and shall provide for regular and special meetings of members other than the annual meeting.

6. TERM OF EXISTENCE. The Association shall have perpetual existence.

7. OFFICERS. The affairs of the Association shall be administered by the Officers designated in the Bylaws. The Officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal of Officers, for filling vacancies, and for the duties of the Officers.

8. DIRECTORS.

8.1 Number and Qualification. The property, business, and affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but which shall consist of not less than five Directors.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declarations, these Articles, and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by Unit Owners when such approval is specifically required.

8.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

9. BYLAWS. The Bylaws of this Corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

10. AMENDMENTS. These Articles may be amended in the following manner:

10.1 Proposal of Amendments. An amendment may be proposed by either a majority of the Directors or by 25% of the entire voting interests.

10.2 Proposed Amendment Format. Proposals to amend existing Articles shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be lined through with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER _____ FOR PRESENT TEXT."

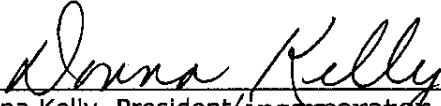
10.3 Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

10.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of fifty-one percent (51%) of the voting interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two thirds (2/3) of the entire voting interests. Amendments correcting errors, omissions, or scrivener's errors may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

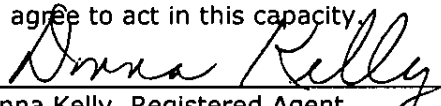
10.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Sarasota County Public Records according to law and filed with the Secretary of State according to law.

10.6 Proviso. Provided, however, that no amendment shall change the configuration of any Unit or the share in the common elements appurtenant to it, or increase the Owner's share of the common expenses unless the record Owner of the Unit concerned and all record owners of the mortgages on such apartment shall join in the execution of the amendment, and all other Unit Owners approve the amendment.

11. REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT. The registered office address and the name of the registered agent of the corporation shall be: Donna Kelly, 3247 Gifford Lane, Sarasota, Florida 34239.


Donna Kelly, President/Incorporator

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Donna Kelly, Registered Agent

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on the 14TH date of March, 2007 by Donna Kelly, as President and Registered Agent of South Gate Village Green Condominium Section Four Association, Inc., who is personally known to me or who has produced. FLORIDA DRIVERS LICENSE as identification.

NOTARY PUBLIC:



Elsie M. McDonald
My Commission DD229862
Expires August 03, 2007

sign Elsie M. McDonald
print ELSIE M. McDONALD
State of Florida at Large (Seal)
My Commission Expires:

F:\WCORPORATE\South Gate Village Green Condo. Sec. 4 Assoc\Articles of Incorporation.doc

This instrument was prepared by:
David G. Bowman, Jr., Esquire
Bowman, George, Scheb & Toale, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, Florida 34237

FILED
2007 APR 16 AM 7:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA