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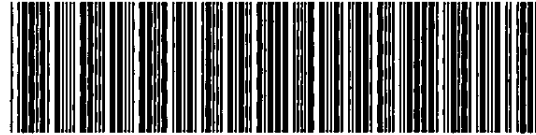
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REAL ESTATE LAWYER

**FL SUPREME COURT
CERTIFIED CIRCUIT CIVIL
MEDIATOR

†ALSO MEMBER OHIO BAR

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ALSO MEMBER
NJ & NY BARS

†††ALSO MEMBER NJ BAR

22104.00001

April 23, 2007

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

Re: 6980 Brandywine Drive Condominium Association, Inc.

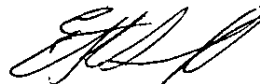
Gentlepersons:

Enclosed please find the original and one copy of the Articles of Incorporation, along with our check in the amount of \$87.50. This amount constitutes payment for the filing of the Articles of Incorporation and Designation of Registered Agent, as well as fees associated with obtaining a certified copy of the Articles and Certificate of Status. Please file the originals and return the certified copy and certificate in the self-addressed envelope provided.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

WOTITZKY, WOTITZKY, ROSS, GOLDMAN,
STURGES & TUTTLE, P.A.



Ernest W. Sturges, Jr., Esq.

EWS/kfg

Enclosures

RA\Emie\Mary's Affordable Housing\Association\Ltr to Division of Corporations.wpd

ESTABLISHED 1940

PERSONAL INJURY • WRONGFUL DEATH • CIVIL LITIGATION • CRIMINAL LAW
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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC.

(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 6980 BRANDYWINE Drive, Englewood, FL 34224, and the mailing address of the corporation is 6980 BRANDYWINE Drive, Englewood, FL 34224.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC., a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

ARTICLE III.

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC., a Condominium.

ARTICLE IV.

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 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC., a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

NAME

ADDRESS

a) Stephen Meek

2553 Longboat Drive, Naples, FL 34104

b) Garry Lakin

13057 Coco Plum Drive, Naples, FL 34119

c) Ernest W. Sturges, Jr.

18501 Murdock Circle, Suite 501,
Port Charlotte, FL 33948

ARTICLE VII.

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2006), and in 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

ARTICLE VIII.

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

<i>President</i>	-	<i>STEPHEN MEEK</i>
<i>Vice President</i>	-	<i>GARRY LAKIN</i>
<i>Secretary</i>	-	<i>GARY LAKIN</i>
<i>Treasurer</i>	-	<i>STEPHEN MEEK</i>

ARTICLE IX.

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

<u>NAME</u>	<u>ADDRESS</u>
a) Stephen Meek	2553 Longboat Drive, Naples, FL 34104
b) Garry Lakin	13057 Coco Plum Drive, Naples, FL 34119

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

ARTICLE XII.

Each unit in 6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC., a Condominium shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

ARTICLE XIII.


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

ARTICLE XIV.


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

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 20th day of April, 2006.7

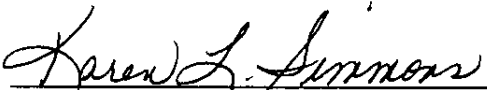
Signed, Sealed and Delivered in the Presence of:



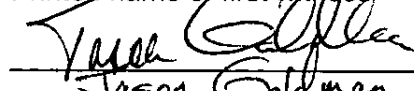
Printed name of first witness



KAREN L. SIMMONS
Printed name of second witness




KAREN L. SIMMONS
Printed name of first witness




Jason Goldman
Printed name of second witness



Stephen Meek



Garry Lakin



Ernest W. Sturges, Jr.

State of FLORIDA
County of CHARLOTTE

The foregoing instrument was acknowledged before me this 20th day of APRIL, 2007, by Stephen Meek, who is personally known to me or who produced _____ as identification.

My commission expires:



Karen L. Simmons
Notary Public

KAREN L. SIMMONS

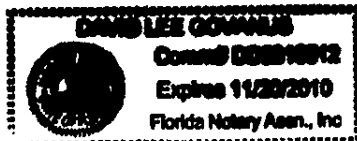
Printed Name of Notary

Serial or Commission Number

State of FLORIDA
County of COLLIER

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 2007, by Garry Lakin, who is personally known to me or who produced DRIVERS LICENSE as identification.

My commission expires:



x [Signature]
Notary Public

DAVID LEE GOWAN

Printed Name of Notary

DD 0616512

Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 20th day of APRIL, ~~2006~~ ²⁰⁰⁷, by Ernest W. Sturges, Jr., who is personally known to me or who produced _____ as identification.

My commission expires:



Karen L. Simmons
Notary Public

KAREN L. SIMMONS

Printed Name of Notary

Serial or Commission Number

CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.


In compliance with Section 48.091, Florida Statutes, the following is submitted:

6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Rotonda West, County of Charlotte, State of Florida, has designated Ernest W. Sturges, Jr., whose street address is 18501 Murdock Circle, Suite 501, Port Charlotte, Florida 33948, as its agent to accept service of process within this state.

**6980 BRANDYWINE DRIVE CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit corporation**

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Ernest W. Sturges, Jr.

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