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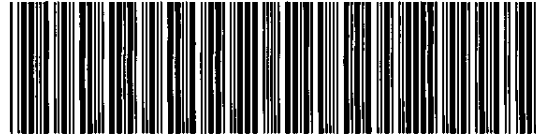
(Business Entity Name)

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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1/11



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May 14, 2007

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Patio de Leon I Condominium Association, Inc.

Filing Evidence

- ☒ Plain/Confirmation Copy
- ☐ Certified Copy

Retrieval Request

- ☐ Photocopy
- ☐ Certified Copy

Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include
Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

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ARTICLES OF INCORPORATION
OF
PATIO DE LEON I CONDOMINIUM ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

Article I
Name

The name of this corporation is **PATIO DE LEON I CONDOMINIUM ASSOCIATION, INC.**

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 PATIO DE LEON I CONDOMINIUM, a condominium under the Florida Condominium Act pursuant to a declaration of condominium executed on October 17, 2006, and recorded on October 20, 2006, in the office of the Clerk of the Circuit Court of the County of Lee, State of Florida, bearing Clerk's Instrument Number 2006000401149.

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 nonrecurring 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 thereto 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 such unit by virtue of such 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 thereof to exercise that proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which such membership corresponds, as established in the declaration.

Article IV
Registered Agent, Initial Registered Office
Principal Place of Business and Mailing Address

The Registered Agent and the street address of the initial Registered Office of Patio de Leon I Condominium Association, Inc., shall be:

John M. Morgan
8911 Daniels Parkway, Suite 6
Fort Myers, Florida 33912

The principal place of business and the mailing address of Patio de Leon I Condominium Association, Inc. in the State of Florida shall be:

1422 Hendry Street, Suite 304
Fort Myers, Florida 33901

The Board of Directors from time to time may move the Registered Office to any other address in the State of Florida.

Article V
Incorporators

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

John M. Morgan
8911 Daniels Parkway, Suite 6
Fort Myers, Florida 33912

Article VI
Directors

The number of persons constituting the first board of directors is three (3). The method of electing the directors shall be as stated in the bylaws of the corporation. 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:

John M. Morgan
8911 Daniels Pkwy, Ste 6
Fort Myers, Florida 33912

Domink Goertz
1422 Hendry St., Ste 304
Fort Myers, Florida 33901

Hildegard Goertz
1422 Hendry St., Ste 304
Fort Myers, Florida 33901

Article VII Officers

The affairs of the corporation are to be managed by a president, vice president, secretary, and treasurer who will be accountable to 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 of officers are as follows:

Dominik Goertz	President
Hildegard Goertz	Vice President
Hildegard Goertz	Secretary/Treasure

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 of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

Article IX Powers of Corporation

To manage, maintain and preserve the PATIO DE LEON I 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 such 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 such agent; the power to adopt, amend and repeal the provisions thereof, 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 such property to finance the acquisition thereof on the vote of seventy five percent (75%) 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 seventy five percent (75%) 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.

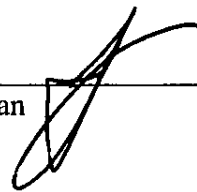
(7) Maintain the Common Surface Water Management System so it remains functional, as designed, at all times and otherwise as may be required.

Article X
Dissolution

This corporation may be dissolved at any time with the written consent of all the members thereto. 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 whereof, we, the undersigned, being the incorporators of this corporation, have, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, executed these articles of incorporation on October 25, 2006.

John M. Morgan
Incorporator

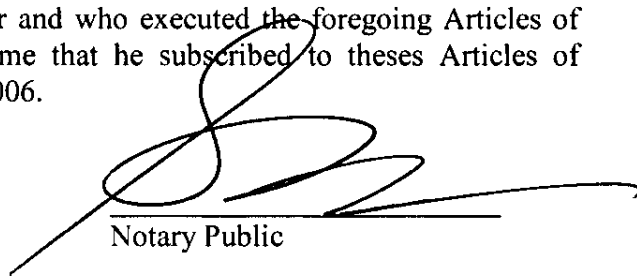


STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, a Notary Public, personally appeared John M. Morgan, who is personally known to me or who has produced (personally known) as identification and who did not take an oath, described as Incorporator and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to theses Articles of Incorporation on the 25th day of October, 2006.

My Commission Expires:

Notary Public



FILED

07 MAY 14 PM 12:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

October 25, 2006

To: The Department of State
Tallahassee, Florida 32304

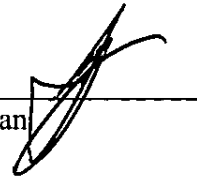
**Certificate Designating Place Of Business Or Domicile
For The Service Of Process Within Florida
Naming Agent Upon Whom Process May Be Served**

In compliance with Section 607.325 of the Florida General Corporation Act, the following is submitted:

PATIO DE LEON I CONDOMINIUM ASSOCIATION, INC., with its place of business at 1422 Hendry Street, Suite 304, Fort Myers, Florida 33901 has named John M. Morgan, located at 8911 Daniels Parkway, Suite 6, Fort Myers, Florida 33912, as its agent to accept service of process within the State of Florida.

Dated the 25th of October, 2006.

John M. Morgan
Incorporator



Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida General Corporation Act.

Dated the 25th of October, 2006.

John M. Morgan
Registered Agent

