

**NOTED 12011**

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



000112974210

12/17/07--01007--006 \*\*70.00

**FILED**

07 DEC 17 PM 12:43

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*[Handwritten Signature]*  
12/17

*Law Office of Terence Matthews*

*Chartered*

*5190 26th Street West, Suite D*

*Bradenton, Florida 34207*

*(941) 755-8583*

*Fax (941) 753-8479*

December 14, 2007

Florida Department of State  
Division of Corporations  
PO Box 6327  
Tallahassee FL 32314

SUBJECT: Rainbow Lakeside Condominium Association, Inc.

To Whom It May Concern:

Please find enclosed a check for \$70.00 for a Non-Profit filing fee and the Registered Agent Designation. We do not want a certified copy of record.

Thank you,



Cindy Van Donselaar  
Paralegal

07 DEC 17 PM 12:43  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF RAINBOW LAKESIDE CONDOMINIUM ASSOCIATION, INC.**

By these Articles, the undersigned hereby associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida and the Florida Condominium Act, and certify as follows:

**ARTICLE I: NAME, PRINCIPAL PLACE OF BUSINESS, AND DEFINITIONS**

The name of the corporation shall be RAINBOW LAKESIDE CONDOMINIUM ASSOCIATION, INC. and its principal place of business is 5550 15<sup>th</sup> Street East, Bradenton, Florida 34203, and its mailing address is the same as the principal place of business. The corporation is herein referred to as the "Association," and the terms used herein shall have the meaning for each stated in the Florida Condominium Act Chapter 718 of the Florida Statutes, (hereinafter referred to as the "Act") and the Declaration of Condominium of Rainbow Lakeside Condominium to be recorded in the Public Records of Manatee County, Florida unless the context otherwise requires.

**ARTICLE II: DURATION, CORPORATE EXISTENCE AND PURPOSE**

The corporation shall exist perpetually, coming into existence upon execution of these articles.

The Association is organized for the following purposes:

(1) To maintain, operate, and manage the condominium known as Rainbow Lakeside Condominium located at 1007 57<sup>th</sup> Avenue West, Bradenton, Florida, and to do all things incident, necessary, convenient, expedient, ancillary, or in aid of the accomplishment of the foregoing.

(2) To own, operate, lease, sell, trade, or otherwise deal with such property, real or personal, as may be necessary or convenient in the administration of the Condominium.

**ARTICLE III: POWERS**

**Implied Powers**

3.01. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the purposes of the Association, as set forth in this Article, the Declaration of Condominium, and the Act.

### Specific Powers

3.02. In furtherance of the purposes of the Association, the Association shall have all of the powers set forth in the Act, and all of the powers reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium, including but not limited to the following irrevocable rights, powers, and authority:

(1) To enforce the covenants and restrictions contained in the Declaration, and to make, establish, and enforce reasonable Rules and Regulations governing the administration, management, and use of the Condominium Property;

(2) To establish a budget for the operations of the Condominium; to designate those expenses which shall constitute the Common Expenses and Limited Common Expenses of the Condominium; to make, levy, and collect assessments against Unit Owners of the Condominium to provide the funds to pay for Common Expenses and Limited Common Expenses of the Condominium as provided for in the Condominium Documents and in the Act; and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association;

(3) To maintain, repair, replace, and operate those portions of the Condominium Property that the Association has the duty or right to maintain, repair, replace, and operate under the Condominium Documents;

(4) To have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair, or replacement of any Common Elements or Limited Common Elements therein or accessible therefrom, or, to have immediate access at any time as may be necessary for making emergency repairs necessary to prevent damage to any other Unit or Units;

(5) To contract for the management of the Condominium Property and to delegate to such agent(s) all or some of the powers, duties, and responsibilities of the Association;

(6) To employ personnel to perform the services required for proper operation of the Condominium;

(7) To purchase and maintain all forms of insurance on the Condominium Property for the protection of the Association and its members;

(8) To reconstruct the Condominium Property after casualty or other loss;

(9) To make additional improvements on and to the Condominium Property;

(10) To approve or disapprove the transfer, mortgage, and ownership of Units to the extent such power is granted to it under the Condominium Documents;

(11) To retain legal counsel at the expense of the Association and to enforce by legal action the provisions of the Condominium Documents and the Rules and Regulations of the Association;

(12) To acquire, by purchase or otherwise, Units in the Condominium, and to hold, lease, mortgage, and convey the same;

(13) To lease or license the use of Common Elements and Limited Common Elements in a manner not inconsistent with the rights of Unit Owners;

(14) To pay taxes and assessments which are liens against any part of the Condominium other than individual Units (unless the individual Units are owned by the Association) and the appurtenances thereto, and to assess the same against the Units subject to liens for such purposes.

(15) To pay the cost of all power, water, sewer, trash, garbage, and other utility services rendered to the Condominium and not billed to the individual Units;

(16) To adopt and establish Bylaws for the operation of the Condominium Association.

#### ARTICLE IV: ASSOCIATION FUNDS AND PROPERTY

The Association shall pay no dividend, and shall distribute no part of its income to its Members, Directors, or Officers. Nevertheless, the Association may pay compensation in a reasonable amount to its Members, Directors, and Officers for services rendered, and it may confer benefits on its Members in conformity with the Declaration of Condominium and the purposes of the Association. On termination, the Association may make distributions to its Members as permitted by law, and no such payment, benefit, or distribution shall be deemed to be a dividend or distribution of income. All funds and property acquired by the Association and all proceeds therefrom shall be held and used for the benefit of the Members of the Association in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

#### ARTICLE V MEMBERS

##### Qualification

5.01. The Members of the Association shall consist of all of the Unit Owners of record in the Condominium.

### Change in Membership

5.02. Change of membership in the Association shall be established by the recording in the public records of Manatee County, Florida, of a deed or other instrument establishing a record title to a Condominium Unit, and delivery to the Association of a certified copy of such instrument. The new Unit Owner designated by such instrument shall thereupon become a Member of the Association, and the membership of the prior Unit Owner shall thereby be terminated.

### Transfer of Membership

5.03. The share of a Member in the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to such Member's Unit.

### Meetings

5.04. The Bylaws shall provide for an annual meeting of Members and may provide for regular and special meetings other than the annual meeting.

### Voting

5.05. The owner of each Unit shall be entitled to the number of votes specified in the Declaration of Condominium for that Unit. The manner of exercising voting rights shall be determined by the Bylaws.

## ARTICLE VI: DIRECTORS

### Number

6.01. The property, business, and affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the Bylaws, but which shall consist of not less than three Directors. Except as may otherwise be provided in the Bylaws, each Director shall be either a person designated by the Developer or a person entitled to cast a vote in the Association.

### Election

6.02. Directors may be designated or elected and removed, and vacancies on the Board of Directors shall be filled as provided in the Bylaws.

### Authority

6.03. All of the duties and powers of the Association existing under the Condominium Act, the Declaration of Condominium, 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 by the Condominium Act, the Declaration of Condominium, these Articles, or the Bylaws.

### Initial Directors

6.04. The names and addresses of the three members of the first Board of Directors, who shall hold office until the election or appointment of their successors, are as follows:

NAME	ADDRESS
James Haney	5550 15 <sup>th</sup> Street East, Bradenton, Florida 34203
Randy Haney	5550 15 <sup>th</sup> Street East, Bradenton, Florida 34203
Terence Matthews	5190 26 <sup>th</sup> Street West, Suite D, Bradenton, Florida 34207

### ARTICLE VII: OFFICERS

The affairs of the Association shall be administered by the officers designated in accordance with the Bylaws. The names and addresses of the officers who shall serve until the election or appointment of their successors in accordance with the Bylaws are as follows:

NAME	OFFICE	ADDRESS
James Haney	President/Secretary	5550 15 <sup>th</sup> Street East Bradenton, Florida 34203
Randy Haney	Vice President/ Treasurer	5550 15 <sup>th</sup> Street East, Bradenton, Florida 34203

### ARTICLE VIII: TERM

The term of the Association shall be perpetual; provided, however, that the Association shall be terminated by the termination of the Condominium in accordance with the terms of the Declaration of Condominium.

ARTICLE IX: REGISTERED OFFICE AND AGENT

The initial registered office of the Association is 5550 15<sup>th</sup> Street West, Bradenton, Florida, 34203, and the name of the initial registered agent at that address is JAMES HANEY. The Certificate designating registered agent and acceptance of designation of JAMES HANEY is attached hereto and made part hereof by reference.

ARTICLE X: INCORPORATORS

The name and address of each incorporator of the Association is:

NAME	ADDRESS
James Haney	5550 15 <sup>th</sup> Street East Bradenton, Florida 34203
Randy Haney	5550 15 <sup>th</sup> Street East, Bradenton, Florida 34203
Terence Matthews	5190 26 <sup>th</sup> Street West, Suite D, Bradenton, Florida 34207

IN WITNESS WHEREOF, the Incorporators have hereto affixed their signatures  
this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

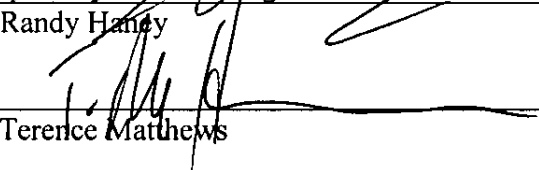
INCORPORATORS:

  
James Haney

[signature]

  
Randy Haney

[signature]

  
Terence Matthews

[signature]

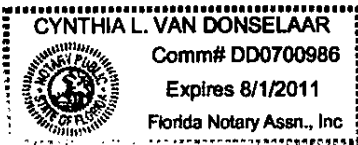
STATE OF FLORIDA  
COUNTY OF MANATEE

Before me, a notary public authorized to take acknowledgment in the state and county set forth above, personally appeared JAMES HANEY, known to me and known



by me to be the person signing these Articles of Incorporation, and acknowledged before me that he executed these Articles of Incorporation freely.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 14 day of Dec, 2007.

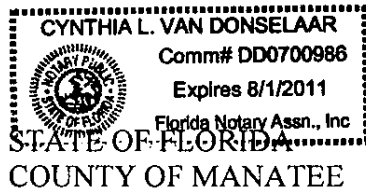


Cynthia Van Donselaar  
Notary Public State of Florida

STATE OF FLORIDA  
COUNTY OF MANATEE

Before me, a notary public authorized to take acknowledgment in the state and county set forth above, personally appeared RANDY HANEY, known to me and known by me to be the person signing these Articles of Incorporation, and acknowledged before me that he executed these Articles of Incorporation freely.

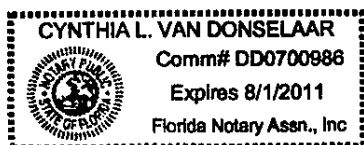
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 14 day of Dec, 2007.



Cynthia Van Donselaar  
Notary Public State of Florida

Before me, a notary public authorized to take acknowledgment in the state and county set forth above, personally appeared TERENCE MATTHEWS, known to me and known by me to be the persons signing these Articles of Incorporation, and acknowledged before me that he executed these Articles of Incorporation freely.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 14 day of Dec, 2007.

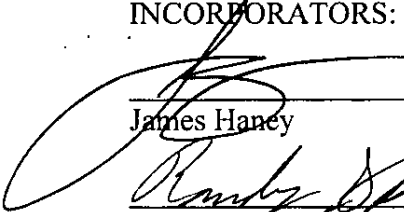


Cynthia Van Donselaar  
Notary Public State of Florida

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.

Pursuant to Section 48.091, Florida Statutes, the following is submitted: that RAINBOW LAKESIDE CONDOMINIUM ASSOCIATION, INC., A Florida Not-for-Profit Corporation, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Organization, in the City of Bradenton, County of Manatee, State of Florida, has named JAMES HANEY, at 5550 15<sup>th</sup> Street East, Bradenton, Florida 34203 (Registered Office address) County of Manatee, State of Florida, as its agent to accept service of process within the State of Florida.

INCORPORATORS:

  
James Haney

[signature]

  
Randy Haney

[signature]

  
Terence Matthews

[signature]

Rainbow Lakeside Condominium  
Association, Inc.

By 

JAMES HANEY, President

ACKNOWLEDGEMENT

Having been named as registered agent and to accept service of process for the above named Corporation, at the place designated in this Certificate, I hereby accept such appointment and agree to act in this capacity, and agree to comply with the provision of law relating to keeping said office open, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

  
JAMES HANEY  
Registered Agent

FILED  
DEC 17 PM 12:43  
CLERK OF STATE  
MANATEE, FLORIDA

This instrument was prepared by Terence Matthews, Esquire, whose address is 5190 26<sup>th</sup> Street West, Suite D, Bradenton, Florida 34207.