

NO 8888000/30

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

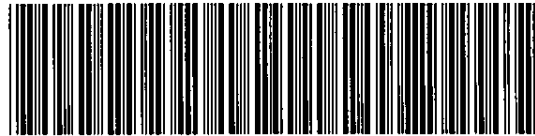
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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DEPT. OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRD
1/7/08

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/ST/Zip

850-222-2785

Phone #

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- TOWLES PLAZA EAST CONDOMINIUM ASSOCIATION, INC.

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
TOWLES PLAZA EAST CONDOMINIUM ASSOCIATION, INC.

(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is TOWLES PLAZA EAST CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 25494 Shore Drive, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is P. O. Box 511316, Punta Gorda, Florida 33951-1316.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of TOWLES PLAZA EAST, a non-residential 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 TOWLES PLAZA EAST, a Condominium.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any record owner of legal title to a condominium unit in TOWLES PLAZA EAST, a Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually. In the event, however, this Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association, unless the condominium is terminated and improvements constituting the condominium are demolished or removed.

ARTICLE VI.

The corporation shall have all powers and duties existing under applicable provisions of the Florida Not-For-Profit Corporation Act (Chapter 617 of the Florida Statutes) and the Florida

condominium Act (Chapter 718 of the Florida Statutes). Without limiting the generality of the foregoing, the corporation shall have the power to do the following:

- a. Own and control property.
- b. Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.
- c. Establish rules and regulations.
- d. Assess members and enforce assessments.
- e. Sue and be sued.
- f. Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company.
- g. Require all lot owners, parcel owners or unit owners to be members.
- h. Take any other action necessary for the purposes for which the Association is organized.

ARTICLE VII.

The name and residence of the subscriber to these Articles of Incorporation are as follows:

NAME

Timothy B. Towles

ADDRESS

25494 Shore Drive
Punta Gorda, Florida 33950

ARTICLE VIII.

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 (2007), and in the TOWLES PLAZA EAST Condominium Declaration.

ARTICLE IX.

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>Timothy B. Towles</i>
<i>Vice President</i>	-	<i>Amy Michalski</i>
<i>Secretary</i>	-	<i>Amy Michalski</i>
<i>Treasurer</i>	-	<i>Timothy B. Towles</i>

ARTICLE X.

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

<u>NAME</u>	<u>ADDRESS</u>
a) Timothy B. Towles	25494 Shore Drive Punta Gorda, FL 33950
b) Amy Michalski	3900 Taylor Road Punta Gorda, FL 33950
c) Keith B. Towles	4900 Riverside Drive Punta Gorda, FL 33950

ARTICLE XI.

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 XII.

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, TOWLES PLAZA EAST, LLC, may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the TOWLES PLAZA EAST Condominium Declaration of Condominium.

ARTICLE XIII.

Each unit in TOWLES PLAZA EAST, a Condominium shall have the number of votes or voting interest as set forth in the Declaration of Condominium, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

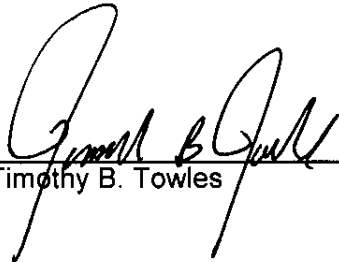
ARTICLE XIV.

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

ARTICLE XV.

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 subscriber has executed these Articles of Incorporation this _____ day of January, 2008.

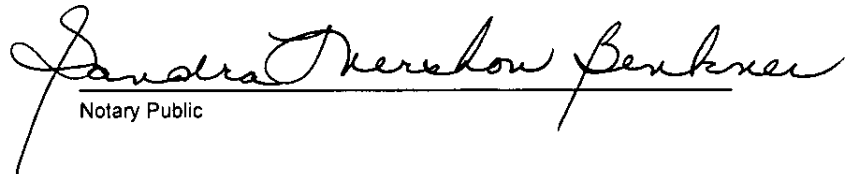


Timothy B. Towles

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 2nd day of January, 2008, by TIMOTHY B. TOWLES, who is personally known to me ~~or who produced~~ _____ ~~as identification.~~

My commission expires:



Notary Public



**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:

TOWLES PLAZA EAST 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 Port Charlotte, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

TOWLES PLAZA EAST CONDOMINIUM ASSOCIATION, INC.

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.



Edward L. Wotitzky

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