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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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gf 2/11/08

LAW OFFICES OF
DEAN HANEWINCKEL, P.A.

(941) 473-2828
FAX (941) 473-2868
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2650 SOUTH McCALL ROAD, SUITE E
ENGLEWOOD, FLORIDA 34224

February 7, 2008

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

08 FEB 11 PM 2:20
DIVISION OF CORPORATIONS

Re: Banyan Court Villas Condominium Association, Inc.

Ladies/Gentlemen:

With regard to the above, enclosed please find original and copy of Articles of Incorporation, together with Certificate Designating Registered Agent, and our client's Check No. 3071 in the amount of \$78.75, representing the following:

Filing fee	\$35.00
Certificate Designating Registered Agent	\$35.00
Certified Copy	\$ 8.75

We request that the Articles be filed and the enclosed copy be certified and returned to the undersigned. Thank you for your prompt attention to this request.

Sincerely,



Dean Hanewinkel

DH/dl
Enclosures

**ARTICLES OF INCORPORATION
OF
BANYAN COURT VILLAS CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

SECRETARY OF STATE
DIVISION OF CORPORATIONS

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THE UNDERSIGNED, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of this corporation is: **BANYAN COURT VILLAS CONDOMINIUM ASSOCIATION, INC.**

ARTICLE II

DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation with the Department of State of Florida. If the Corporation is dissolved, the property consisting of the common surface water management system shall be conveyed to an appropriate agency of local government, and if not accepted, to a similar not-for-profit corporation.

ARTICLE III

PURPOSES

This corporation is organized for the purpose of providing an entity under the Florida Condominium Act (the "Act") for the operation of a condominium located in Charlotte County, Florida, and known as Banyan Court Villas Condominium.

ARTICLE IV

AUTHORITY

This corporation shall have, in addition to all corporate powers granted corporations not-for-profit under the Florida Statutes (except as may be limited or otherwise provided by these Articles), the following powers and authority:

A. To acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign and otherwise dispose of property of any nature whatsoever, real,

personal or mixed, tangible or intangible, in connection with this Corporation's affairs.

B. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Condominium Property consistent with the rights and duties established by the Declaration of Condominium, these Articles and the Bylaws of the Corporation.

C. To levy assessments in accordance with the provisions of the Declaration of Condominium and Chapter 718, Florida Statutes.

D. To own, acquire, operate and maintain the common Surface Water Management System (as defined in the Declaration of Condominium).

E. To employ such persons or contract with such independent contractors or agents as shall be reasonably required or appropriate, in the reasonable judgment of the Board of Directors, in order for the Association to carry out, perform and discharge all or any part of its duties, obligations and responsibilities pursuant to the Declaration of Condominium and these Articles.

ARTICLE V

MEMBERS AND DIRECTORS

The qualification of members and the manner of their admission shall be as regulated by the Bylaws. The qualification of directors and the manner of their election shall be as regulated by the Bylaws.

ARTICLE VI

ADDRESS OF THE CORPORATION

The street address of the principal office of the corporation is 373 Eden Drive, Englewood, Florida 34223, and the mailing address is 373 Eden Drive, Englewood, Florida 34223.

ARTICLE VII

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 373 Eden Drive, Englewood, Florida 34223, and the name of the initial registered agent of this corporation at that address is **LOUIS A. MAURO, JR..**

ARTICLE VIII

INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors initially.

The number of directors may be either increased or diminished from time to time in the manner provided in the Bylaws, but shall never be less than three. The names and addresses of the initial directors of this corporation are:

Louis A. Mauro, Jr.	373 Eden Drive, Englewood, Florida 34223
Gloria Finamore	373 Eden Drive, Englewood, Florida 34223
Doug Curtis	9881 Eagle Preserve Dr., Englewood, Florida 34224
Bill Truex	5 Long Meadow Place, Rotonda West, Florida 33947

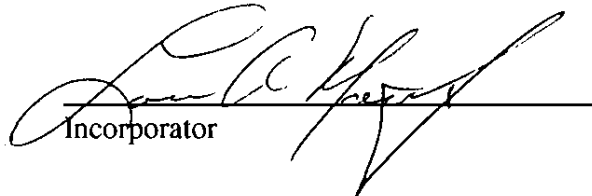
ARTICLE IX

INCORPORATOR

The name and address of the corporation's incorporator is:

Louis A. Mauro, Jr. 373 Eden Drive, Englewood, Florida 34223

IN WITNESS WHEREOF, I have subscribed my name and seal this 01 day of February, 2008.

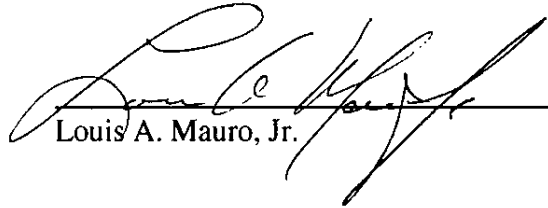


Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the abovestated 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 all matters.

Dated: February 6th, 2008.


Louis A. Mauro, Jr.

SECRETARY OF STATE
DIVISION OF CORPORATIONS
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