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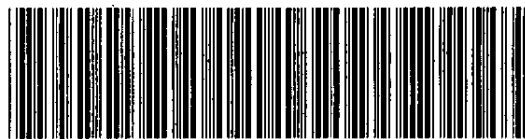
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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cc

LAW OFFICES OF DANIEL KEARNEY, P.A.
ATTORNEY AT LAW

1329 U.S. HIGHWAY 301
NORTH RIVER BUSINESS CENTER
PALMETTO, FLORIDA 34221
USA

W. Daniel Kearney
Phone: (941) 729-6838
Fax: (941) 729-1421
E-Mail: UFWDK@AOL.COM

August 6, 2008

Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

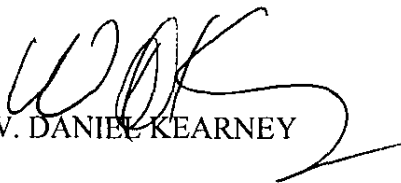
RE: ELLENTON COMMERCIAL PARK I CONDOMINIUM ASSOCIATION, INC.

Dear Sir or Madam:

Enclosed please find the Articles of Incorporation for the above referenced corporation, along with my check in the amount of \$78.75 for filing fees, Registered Agent Designation and a certified copy.

If you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,


W. DANIEL KEARNEY

WDKj
Enclosures

\\SECRETARY OF STATE-LTR

ARTICLES OF INCORPORATION

OF

ELLENTON COMMERCIAL PARK I CONDOMINIUM ASSOCIATION, INC.

The undersigned, acting as Incorporator of the Corporation pursuant to Chapter 617 of the Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I. NAME

The name of this corporation shall be:

ELLENTON COMMERCIAL PARK I CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business of this Association shall be:

5201 Gulf Drive, Holmes Beach, Florida, 34217

And the mailing address shall be c/o A PARADISE REALTY, 5201 Gulf Drive, Holmes Beach, FL, 34217.

ARTICLE III. DURATION

This Association shall have perpetual existence.

ARTICLE IV. PURPOSE OF THE CORPORATION

The general nature of the purposes for which this Corporation is organized are:

- A. To act as the Condominium Association for **ELLENTON COMMERCIAL PARK I, A LAND CONDOMINIUM** as referred to and authorized by Section 718.111, Florida Statutes.

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B. To be the entity responsible for the operation of the Condominium in Manatee County, Florida, known as **ELLENTON COMMERCIAL PARK I, A LAND CONDOMINIUM**, hereinafter referred to as the Condominium.

The Declaration of Condominium and any amendments thereto, whereby the Condominium has been or will be created as hereinafter referred to as the Declaration. The Developer of the Condominium is Parrish Ranch, LLC, a Florida Limited Liability Company

C. To perform all the functions contemplated by the Association undertaken by the Board of Directors of the Association.

D. The foregoing paragraph enumerating specific purposes of the Association, shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE V. MANNER OF ELECTION OF DIRECTORS

A. The manner in which Directors are elected or appointed shall be as specified in the Bylaws of the Corporation.

B. The Association shall have four (4) Directors initially. The names and addresses of the initial Directors are as follows:

<u>Name</u>	<u>Address</u>
William F. Alexander IV	5201 Gulf Drive, Holmes Beach, Florida, 34217
Mary Hostetler	5201 Gulf Drive, Holmes Beach, Florida, 34217
Lynn Hostetler	5201 Gulf Drive, Holmes Beach, Florida, 34217
David Vande Vrede	5201 Gulf Drive, Holmes Beach, Florida, 34217

C. The number of Directors may be changed from time to time as provided in the Bylaws, but their number shall never be less than the minimum number required by law.

D. Unless otherwise required by law, the first election of directors shall not be held until unit owners other than Developer are entitled to elect at least one (1) director pursuant to the provisions of Chapter 718, Florida Statutes, herein referred to as the "Condominium Act". Any vacancies occurring before the first election may be filled by the Developer.

E. Subsequent to the first election of directors, directors entitled to be elected by unit owners other than Developer shall be elected at the annual meeting of the members and shall be qualified and hold office as provided in the Bylaws. Until Developer transfers control of the Association to the other unit owners, Developer shall be entitled to remove all directors except those entitled to be elected by the non-developer unit owners.

ARTICLE VI. CORPORATE POWERS

A. The Association shall all the statutory powers permitted by a corporation not for profit under Section 617.0302, Florida Statutes, which are not in conflict with the Declaration, and the Condominium Act.

B. The Association shall have all the powers and duties set forth in the Condominium Act, as such Statute may be amended from time to time, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association, or the Declaration.

ARTICLE VII. MEMBERSHIP

The members of the Association shall constitute all record owners of units in the Condominium who shall become members of the Association. There shall be no member who is

not a unit owner of a unit in **ELLENTON COMMERCIAL PARK I, A LAND
CONDOMINIUM.**

Membership in the Association shall be terminated automatically when the ownership interest in the unit supporting such membership vests in another legal entity, unless membership is also predicated upon ownership of other condominium units.

Prior to the recording of the Declaration in the Public Records of Manatee County, Florida, the incorporator shall constitute the sole member of the Association.

ARTICLE VIII. INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent is:

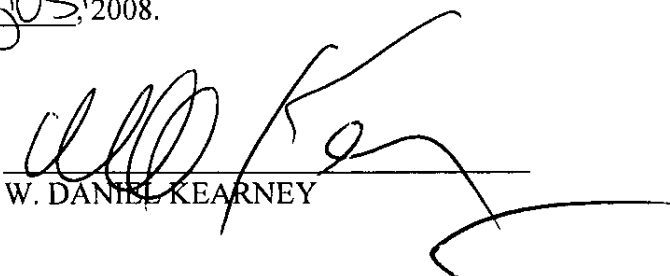
David Vande Vrede, 5201 Gulf Drive, Holmes Beach, Florida, 34217

ARTICLE IX. INCORPORATOR

The name and street address of the incorporator for these Articles of Incorporation is:

W. Daniel Kearney, 1329 U. S. Highway 301, Palmetto, Florida, 34221

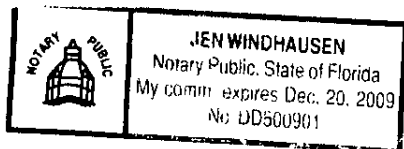
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 4th day of August, 2008.



W. DANIEL KEARNEY

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4th
day of August, 2008, by W. Daniel Kearney.




Signature of Notary Public – State of Florida

Jen Windhausen
Print Type or Stamp Commissioned Name of
Notary Public

Personally known ✓ OR Produced identification

Type of identification Produced N/A

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement designating the registered office/registered agent, in the State of Florida:

1. The Name of the Corporation is: **"ELLENTON COMMERCIAL PARK I CONDOMINIUM ASSOCIATION, INC."**

2. The Name and address of the Registered Agent and Office is:

David Vande Vrede, 5201 Gulf Drive, Holmes Beach, Florida, 34217

ACCEPTANCE

Having been named as Registered Agent and to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby accept the appointment as Registered Agent, and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

BY: David Vande Vrede
David Vande Vrede, Registered Agent

ARTICLES

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