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Special Instructions to Filing Officer:

EFFECTIVE DATE 8-31-08

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08 SEP -4 AM 9:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W08 36158
1/31/08
9/22

COVER LETTER

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

SUBJECT: Coastal Cottages II, Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: David Montgomery, Esquire
Name (Printed or typed)

2103 Manatee Avenue West
Address

Bradenton, Florida 34205
City, State & Zip

(941) 748-8470
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 4, 2008

DAVID MONTGOMERY, ESQ.
2103 MANATEE AVE WEST
BRADENTON, FL 34205

SUBJECT: COASTAL COTTAGES II, ASSOCIATION, INC.
Ref. Number: W08000036158

We have received your document for COASTAL COTTAGES II, ASSOCIATION, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6955.

Suzanne Hawkes
Regulatory Specialist II
New Filing Section

Letter Number: 308A00048765

ARTICLES OF INCORPORATION

Of

Coastal Cottages II, Association, Inc.

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. **NAME and REGISTERED ADDRESS:** The name of the corporation is COASTAL COTTAGES II, ASSOCIATION, INC. The **PRINCIPAL STREET ADDRESS** and **MAILING ADDRESS** shall be 145 - 50th Street, Holmes Beach, Florida 34217.
2. **PURPOSE:** This corporation is organized to administer a land condominium known as COASTAL COTTAGES II, a condominium, in Manatee County, Florida. The corporation shall issue no stock and make no distribution of income to its members or directors.
3. **MEMBERS:** The members of the corporation shall be the owners of record of the two units in the condominium or, after it is terminated, the owners of record at the time of termination. Change of membership in the corporation shall be accomplished by recording an instrument in the public records of Manatee County, Florida, conveying title to a unit in the condominium. The owner designated in the instrument shall then become a member of the corporation and the membership of the prior owner shall be terminated simultaneously. Each unit confers one vote as a member of the corporation regardless of the number of owners.
4. **EFFECTIVE DATE AND TERM.:** This corporation shall be effective as of August 31, 2008 and shall exist perpetually.
5. **SUBSCRIBERS:** The names and physical addresses of the subscribers are:

Jason D. Sato	Lauren Sato	Shawn T. Kaleta
519 Pine Avenue	519 Pine Avenue	P.O. Box 1182
Anna Maria, Florida 34216	Anna Maria, Florida 34216	Anna Maria, Florida 34218

6. **ORGANIZATIONAL MEETING:** Operation and control of this corporation and the condominium shall be turned over to the members at the organizational meeting of members to be held at the time prescribed by law.
7. **OFFICERS:** The affairs of the corporation shall be managed by officers elected by the board of directors shall serve at the pleasure of the board of directors. The names of the initial officers are:

Jason D. Sato, President	Lauren Sato, Secretary	Shawn T. Kaleta, Treasurer
519 Pine Avenue	519 Pine Avenue	P.O. Box 1182
Anna Maria, Florida 34216	Anna Maria, Florida 34216	Anna Maria, Florida 34218

8. **DIRECTORS:** The corporation shall have a board of directors of three directors who shall be elected in the manner set forth in the By-Laws. The names and addresses of the initial directors and turnover provisions are:

Jason D. Sato	Lauren Sato	Shawn T. Kaleta
519 Pine Avenue	519 Pine Avenue	P.O. Box 1182
Anna Maria, Florida 34216	Anna Maria, Florida 34216	Anna Maria, Florida 34218

9. BYLAWS: The initial bylaws of the corporation shall be adopted by the original board of directors. Thereafter bylaws may be adopted, amended or rescinded by the members.

10. AMENDMENTS. An amendment must be approved by the affirmative vote of at least three fourths of the persons entitled to vote at a meeting of members. No amendment changing the qualifications of members nor their voting rights shall be made without the approval in writing of all effected members.

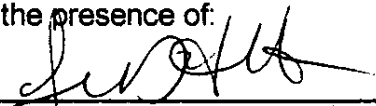
11. EXCULPATION. This corporation is formed by officers, directors or nominees of the Developer named in the declaration of condominium. No contract or other transaction between this corporation and the Developer or other person or corporation shall be void or voidable because the Developer or officers, directors or nominees of Developer are financially interested in either this corporation or the other party to the contract or transaction or both this corporation and the other party to the contract or transaction, except as otherwise provided by statute.

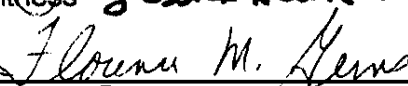
12. REGISTERED AGENT: The initial registered agent is:

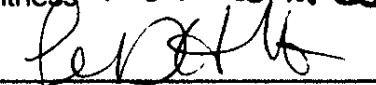
Jason D. Sato
519 Pine Avenue
Anna Maria, Florida 34216

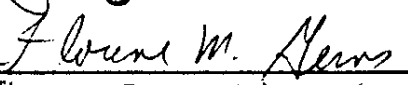
IN WITNESS WHEREOF, the undersigned incorporator has executed the foregoing Article of Incorporation on June 16, 2008.

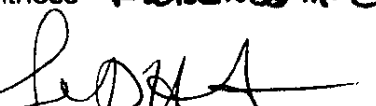
Signed, sealed and delivered
in the presence of:

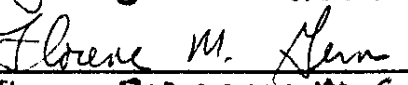

Witness JESSICA HOWARD


Witness FLORENCE M. GERNs


Witness JESSICA HOWARD

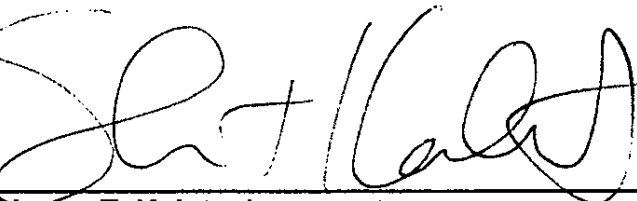

Witness FLORENCE M. GERNs


Witness JESSICA HOWARD


Witness FLORENCE M. GERNs


Jason Sato, Incorporator


Lauren Sato, Incorporator

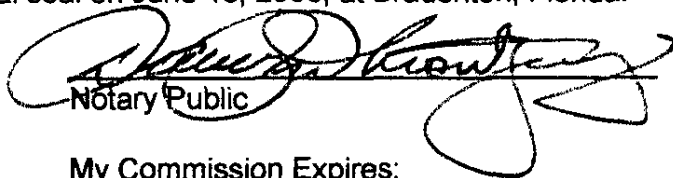

Shawn T. Kaleta, Incorporator

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared **Jason Sato**, who produced his driver's license as identification, and who, upon first being duly sworn, deposed and said that he has read the foregoing Articles of Incorporation and that he has executed the same freely and voluntarily.

WITNESS my hand and official seal on June 16, 2008, at Bradenton, Florida.



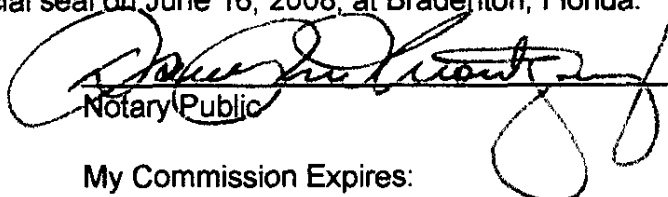

Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared **Lauren Sato**, who produced her driver's license as identification, and who, upon first being duly sworn, deposed and said that he has read the foregoing Articles of Incorporation and that he has executed the same freely and voluntarily.

WITNESS my hand and official seal on June 16, 2008, at Bradenton, Florida.



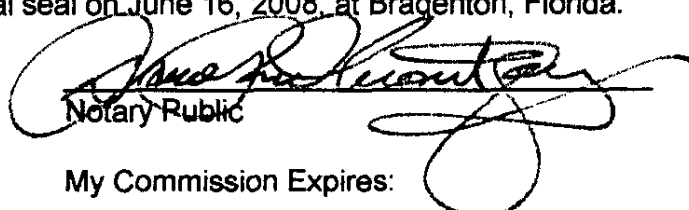

Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared **Shawn T. Kaleta**, who produced his driver's license as identification, and who, upon first being duly sworn, deposed and said that he has read the foregoing Articles of Incorporation and that he has executed the same freely and voluntarily.

WITNESS my hand and official seal on June 16, 2008, at Bradenton, Florida.



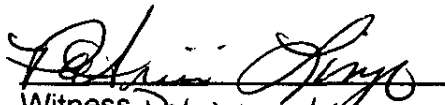

Notary Public
My Commission Expires:

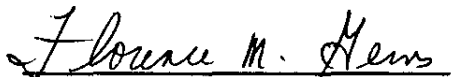
**Consent to Serve
as Registered Agent of
COASTAL COTTAGES II, INC.**

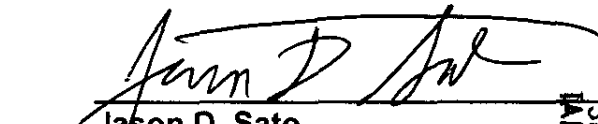
STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority did personally appear **Jason D. Sato**, who acknowledged before me that he consents to serve as registered agent of the above-named corporation at the following address:

519 Pine Avenue
Anna Maria, Florida 34216

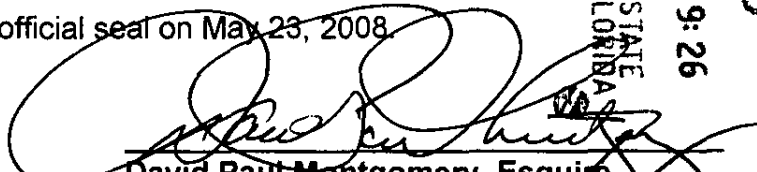

Witness Patricia Lingo


Witness Florence M. Gerns


Jason D. Sato
Registered Agent

(SEAL)
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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WITNESS my hand and official seal on May 23, 2008.


David Paul Montgomery, Esquire
Notary Public

