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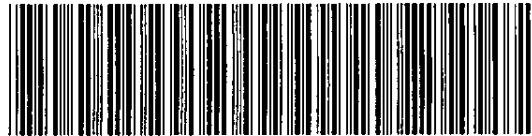
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J. Stivers JUN 24 2010



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 425668 81879A

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 78.75

ORDER DATE : June 23, 2010

ORDER TIME : 12:25 PM

ORDER NO. : 425668-005

CUSTOMER NO: 81879A

DOMESTIC FILING

NAME: SUNRISE PLAZA II
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP
☐ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: _____

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**ARTICLES OF INCORPORATION
OF
SUNRISE PLAZA II
CONDOMINIUM ASSOCIATION, INC**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be SUNRISE PLAZA II CONDOMINIUM ASSOCIATION, INC, whose principle office is 5 Farraday Lane, Palm Coast, Florida 32137 and whose mailing address is 1 Florida Park Drive, North, Suite 203, Palm Coast, Florida 32137.

ARTICLE II

The general purpose of this corporation not-for-profit shall be as follows:
To be the "Association" as defined in the Declaration of Condominium for Sunrise Plaza II Condominium for the operation of the condominium known as Sunrise Plaza II in Flagler County, Florida, and as such to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium and the Exhibits attached thereto.

ARTICLE III

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer and Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Flagler County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The name and address of the Incorporator to these Articles of Incorporation is:

**TIMOTHY J. CONNER, ATTORNEY
4488 North Oceanshore Blvd.
Palm Coast, Florida 32137**

ARTICLE VI

SECTION 1

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected or appointed as provided in the By-Laws of the Corporation. Provisions for such election, removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

SECTION 2

The principle officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws are as follows:

**Karl Gittler
Fred Annon
Karla Capell**

**President
Vice President
Secretary/Treasurer**

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Name

Address

Karl Gittler

**1 Florida Park Drive, North, Ste. 203
Palm Coast, Florida 32137**

Karla Capell

**1 Florida Park Drive, North, Ste. 203
Palm Coast, Florida 32137**

Fred Annon

**1 Florida Park Drive, North, Ste. 203
Palm Coast, Florida 32137**

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

ARTICLE X

These Articles of Incorporation may be amended from time to time by a 75% vote of the members of the corporation, provided said vote is taken in a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

ARTICLE XI

This corporation shall have all of the powers as set forth in Chapter 617, Florida Statutes, as presently constituted or hereinafter amended, together with all the powers set forth in the Declaration of Condominium with Exhibits attached thereto, including the power to contract for the management of the Condominium.

ARTICLE XII

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

ARTICLE XIII

The street address of the initial Registered Agent of this corporation is 4488 N. Oceanshore Blvd., Palm Coast, Florida 32137, and the name of the initial Registered Agent of this Corporation at that address is Timothy J. Conner, Attorney.

IN WITNESS WHEREOF, the subscribers hereto have set their hands and seals this 21 day of JUNE, 2010.


TIMOTHY J. CONNER, Incorporator

STATE OF FLORIDA
COUNTY OF FLAGLER

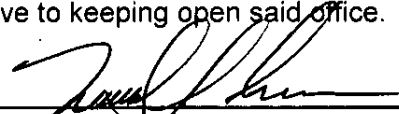
The foregoing instrument was acknowledged before me this 21 day of JUNE, 2010 by TIMOTHY J. CONNER, Incorporator of Sunrise Plaza II Condominium Association, Inc., who has produced _____ as identification or who is personally known to me and did/did not take an oath.


NOTARY PUBLIC



ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named to accept services of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.



TIMOTHY J. CONNER, Registered Agent

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**