Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H10000269934 3)))

H100002899343ABC1

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

    Division of Corporations
    Fax Number   : (850)617-6381

From:

    Account Name   : ROBERT W. HENDRICKSON, III, P.A.
    Account Number : I20070000080
    Phone   : (941)795-0500
    Fax Number   : (941)795-0599

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: kat@rwh-law.com

FLORIDA PROFIT/NON PROFIT CORPORATION
Bungalow Beach Condominium Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	$78.75

RECEIVED 10 DEC 16 AM II: 01 SECRETARY OF STATE TALLAHASSEE, FLORIDA

FILED 10 DEC 16 AM II: 10 SECRETARY OF STATE TALLAHASSEE, FLORIDA

FILED
10 DEC 16 AM II: II
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
FOR
BUNGALOW BEACH CONDOMINIUM ASSOCIATION, INC.

The undersigned, being desirous of forming a corporation not for profit under the

provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I. NAME AND ADDRESS

The name of this corporation is Bungalow Beach Condominium Association, Inc., a

Florida not-for-profit corporation, hereinafter referred to as the Association. The street

address of the initial principal office of the Association, which is also the mailing address

of the Association, is 5508 Marina Drive, Suite C, Holmes Beach, FL 34217.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms and

provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as

referred to and authorized by Section 718.111 of the Florida Statutes. The specific

purpose for which the Association is organized is to provide an entity responsible for the

operation of a condominium located in Holmes Beach, Manatee County, Florida, known as

Bungalow Beach Condominium, hereinafter referred to as the Condominium. The

Declaration of Condominium, and any amendments thereto, whereby the Condominium

has been or will be created is hereinafter referred to as the Declaration. The developer of

the Condominium is Island Restoration VII, LLC, a Florida limited liability company,

hereinafter referred to as Developer.

The foregoing paragraph enumerates the specific purposes of the Association, but it

is expressly provided hereby that such enumeration shall not be held to limit or restrict in any

manner the purposes or powers of the Association otherwise permitted by law.

Articles of Incorporation (Page 1 of 5)

EXHIBIT B

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association, or the Declaration.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

Every record owner of legal title to a unit in the Condominium shall be a member of the Association; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Membership in the Association shall automatically terminate when the ownership interest supporting said membership vests in another person or entity.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors. The names and addresses of the initial directors who shall serve until the first election by the members are as follows:

NAME	ADDRESS
Gregory J. Ross	5508 Marina Drive, Suite C Holmes Beach, FL 34217
Kimberly Ganey	5508 Marina Drive, Suite C Holmes Beach, FL 34217
Joseph Ganey	5508 Marina Drive, Suite C Holmes Beach, FL 34217

Section 3. 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 the Condominium Act. Any vacancies in the Board occurring before the first election shall be filled by Developer.

Section 4. 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 appoint and remove all directors except those elected by the non-developer unit owners.

SECTION VIII. OFFICERS

Section 1. The officers of the Association shall be a President, a Vice President (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

OFFICE	NAME
President	Gregory J. Ross
Secretary/Treasurer	Gregory J. Ross

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his or her successor is chosen and qualified, or until his or her earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 5508 Marina Drive, Suite C, Holmes Beach, FL 34217, and the name of the initial registered agent of this Association located at that address is Gregory J. Ross.

ARTICLE XI. INCORPORATOR

The name and address of the Incorporator is Island Restoration VII, LLC, 5508 Marina Drive, Suite C, Holmes Beach, FL 34217.

FILED
10 DEC 16 AM 11: 11
SECRET. OF STATE
TALLAHASSEE, FLORIDA

WHEREFORE, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the <u>Florida Statutes</u>, the undersigned, constituting the sole incorporator hereof, has executed these Articles of Incorporation this _16th_ day of December, 2010.
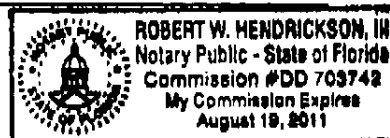
<div align="right">

ISLAND RESTORATION VII, LLC,
a Florida limited liability company
BY: GREG ROSS DEVELOPMENT, INC.,
a Florida corporation - as its sole
Manager.

By: _____
Gregory J. Ross, President
of Greg Ross Development, Inc.

</div>
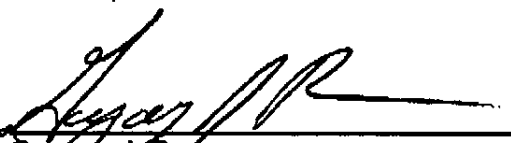
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this _16th_day of December, 2010, by Gregory J. Ross, the President of Greg Ross Development, Inc., the sole Manager of Island Restoration VII, LLC, on behalf of the Company, who is personally known to me or has produced _____ as identification and did not take an oath.

Notary Signature
Notary Seal

ROBERT W. HENDRICKSON, III
Notary Public - State of Florida
Commission #DD 703742
My Commission Expires
August 19, 2011

<u>ACCEPTANCE</u>

I HEREBY ACCEPT the designation as Initial Registered Agent for the Association, as stated in the foregoing Articles of Incorporation.

_____(SEAL)
Gregory J. Ross