

N 110000006826

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

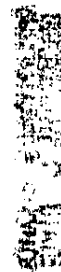
Special Instructions to Filing Officer:

Office Use Only



300209848833

07/18/11--01020--022 \*\*78.75



11 JUL 18 PM 3:57



7119

## COVER LETTER

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

SUBJECT: 7343 CONSTITUTION CONDOMINIUM 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: PETE DORAGH

Name (Printed or typed)

6700 WINKLER ROAD, SUITE 4

Address

FORT MYERS, FL 33919

City, State & Zip

239-425-3644

Daytime Telephone number

PETE.DORAGH@DORAGHLAWFIRM.COM

E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION**  
**OF**  
**7343 CONSTITUTION CONDOMINIUM ASSOCIATION, INC.**  
**(A NON-PROFIT FLORIDA CORPORATION)**

**ARTICLE I.**

The name of the corporation is **7343 CONSTITUTION CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed **7343 CONSTITUTION CONDOMINIUM ASSOCIATION, INC., A Residential condominium**, located in Fort Myers, Lee County, Florida, (the "condominium") according to the declaration of condominium to be recorded in public records of Lee County, Florida (the "Declaration"). The initial principal office of the corporation is 8349 Tahiti Road, Fort Myers, Florida 33967.

**ARTICLE III.**

The Qualification of members and the manner of their admission shall be as follows: any person or persons who hold title in fee simple to a condominium unit in the condominium shall by virtue of such ownership be a member of the corporation. Provide however, that transfer of membership shall be made only as a part of and incident to the transfer of ownership of a condominium unit. Change of membership in the corporation shall be established by recording in the public records of Lee County, Florida, a deed or other instrument establishing record title to a unit in the condominium and the delivery of a copy of the recorded instrument to the corporation within a reasonable time following such recordation. Such delivery is not required for initial conveyances by the developer of the condominium. The owner designated by such instrumental thereby becomes a member of the corporation and the membership of the previous owner is thereby terminated.

**ARTICLE IV.**

The corporation shall exist perpetually.

1 JUL 18 PM 3:57

**ARTICLE V.**

The name and residence of the Incorporator is as follows:

James Anderson  
8349 Tahiti Road  
Fort Myers, FL 33967

The right and interest of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

**ARTICLE VI.**

The affairs of the corporation are to be managed initially by a Board of three Directors who will be appointed by the developer of the condominium as provided for in the By-Laws of the corporation. Subsequent Boards shall be composed of no fewer than three (3) directors and no more than five (5).

**ARTICLE VII.**

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

JAMES ANDERSON

President

ROSA DURAN

Secretary/Treasurer

**ARTICLE VIII.**

The number of persons constituting the first Board of Directors shall be three, and their names and addresses are as follows:

1. JAMES ANDERSON, 8349 Tahiti Road, Fort Myers, FL 33967
2. ROSA DURAN, 8349 Tahiti Road, Fort Myers, FL 33967
3. MARK WALLEN,

**ARTICLE IX.**

After turnover, the By-Laws of the corporation are to be made, altered or rescinded by 67% of the voting interest of the corporation: prior to turnover by a majority of the directors alone.

**ARTICLE X.**

Amendments to these Articles of may be proposed and adopted as follows:

After turnover, an amendment may be proposed by either the board of Directors or by twenty-five (25%) of the voting interest and may be considered at any meeting of the owners, regular or special; of which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed amendment; Prior to turnover, by a majority of the directors alone.

After turnover, the amendment must be approved by a vote of 67% of the voting interest of the corporation: prior to turnover, by the directors alone.

**ARTICLE XI.**

Each unit in the condominium shall have a pro rata vote based on each unit's square footage as a per cent of the total square footage of all the units.

**ARTICLE XII.**

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

**ARTICLE XIII.**

The corporation shall have all the powers permitted by law together with such additional specific power as are contained in the Declaration and By-Laws.

**ARTICLE XIV.**


No part of the net earnings of the corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of corporation property or through the rebate of the excess membership dues, fees or assessments.

**ARTICLE XV.**

The name of the registered agent and place for service of process shall be Pete Doragh, The Doragh Law Firm, P.L., 6700 Winkler Road, Suite 4, Fort Myers, FL 33919.

11 JUL 18 PM 3:57

IN WITNESS WHEREOF, the understanding incorporation has signed these articles of incorporation on this 1<sup>st</sup> day of June, 2011

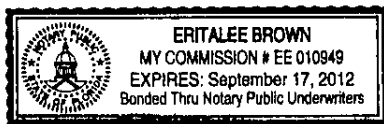
  
James Anderson, Incorporator

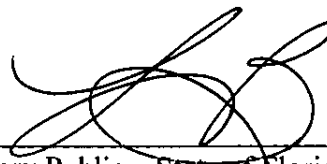
STATE OF FLORIDA  
COUNTY OF LEE

Before me personally appeared James Anderson to me well known and known to me to be the person described in and who executed the foregoing articles of incorporation and acknowledged to and before me that said instrument was signed for the purpose therein expressed.

Witness my hand and official seal this 1<sup>st</sup> day of June, 2011.

Notary Stamp or Seal:




  
Notary Public – State of Florida

11 JUL 18 PM 3:57

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for the above stated corporation, at the place designated in these articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with provisions of all statutes relative to the proper and complete performance of my duties.

  
Pete Doragh, Esquire  
Registered Agent