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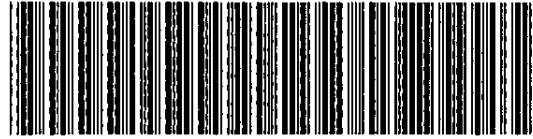
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Stuart, Florida 34994-3086

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February 26, 2013

Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

RE: Manatee 20 Condominium Association, Inc.

Dear Sir or Madam:

Please find enclosed an original and duplicate copy of Articles of Incorporation for filing with the State of Florida.

Also, I have enclosed our check in the amount of \$70.00 to cover the costs of filing same. Once this corporation has been filed, please be so kind as to forward a time/date stamped copy to our office in the return envelope enclosed.

Should you need anything further to complete this matter, please contact our office. Thank you for your assistance.

Very truly yours,


Jennifer Allen
Legal Assistant

/jn
Encs.

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ARTICLES OF INCORPORATION

OF

MANATEE 20 CONDOMINIUM ASSOCIATION, INC.

A NONPROFIT CORPORATION

I, the undersigned a natural person of legal age, a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of this corporation (called the association) is MANATEE 20 CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the association is formed are to provide for implementation of the Declaration of Condominium of Manatee 20, a Condominium, and the maintenance, preservation, and architectural control of the condominium and common area within a certain tract of real property described as follows:

3231, 3233, 3235 SE Dominica Terrace,
Stuart, FL 34997,
all as depicted on that certain survey
recorded in O.R. Book 585, Page 2116,
Martin County, Florida Public Records.

The Declaration of Covenants, Conditions and Restrictions for

Manatee 20, a Condominium, together with a listing of the real property to be subject to same (and as may be added from time to time) is recorded in Official Records Book 585, Page 2099 et seq., Martin County, Florida public records; and to enforce the Declaration of Covenants made by MANATEE 20 CONDOMINIUM ASSOCIATION, INC., and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furthermore of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the declaration) applicable thereto.

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all license, taxes, or governmental charges levied or imposed on the property of the association;

(c) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

ARTICLE V

The street address, mailing address, principal office and initial registered office of the association is 3233 SE Dominica Terrace, Stuart, FL 34997, and the name of its initial registered

agent at such address is JOSEPH J. STANGARONE.

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ARTICLE VI

The number of directors constituting the initial board of directors of the association is one (1), and the name and addresses of the person who are to serve as the initial directors are:

JOSEPH J. STANGARONE
3233 SE Dominica Terrace
Stuart, FL 34997

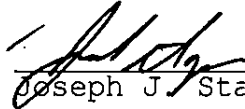
The manner of election of directors shall be at the annual meeting of the members as provided in the by-laws.

ARTICLE VII

The name and street address of each incorporator is:

JOSEPH J. STANGARONE
3233 SE Dominica Terrace
Stuart, FL 34997

Executed at Stuart, Florida, on 2/26, 2013.



Joseph J. Stangarone

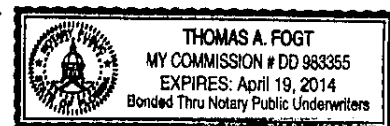
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 26 day of FEB., 2013, by JOSEPH J. STANGARONE, (☒ who is personally known to me or () who has produced _____ as identification, and who (☒ did () did not take an oath.




Notary Public

ACCEPTANCE

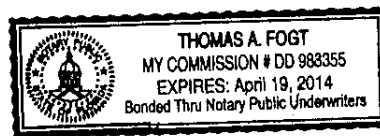


I hereby accept the foregoing designation of Registered Agent
of MANATEE 20 CONDOMINIUM ASSOCIATION, INC.

DATED this 26 day of FEB., 2013.



Joseph J. Stangarone
Registered Agent



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