



## COVER LETTER

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

SUBJECT: Sandy Toes 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: David Montgomery

Name (Printed or typed)

2103 Manatee Ave. W.

Address

Bradenton, FL 34205

City, State & Zip

941-748-8470

Daytime Telephone number

montgomerylaw@aol.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

## SANDY TOES CONDOMINIUM ASSOCIATION, INC.

John R. Buchan, Suzette B. Buchan and David Montgomery, Esquire, the undersigned, do hereby establish for the purpose of becoming a corporation, operating not-for-profit, by and under the provisions of the statutes of Florida appertaining and providing for the formation, liabilities, rights, privileges as corporation operating for not-for-profit, and do hereby make, subscribe, acknowledge and file these Articles of Incorporation for the purpose of becoming such a corporation for profit and do hereby declare, state and certify:

- 1 NAME. The name of the corporation is **SANDY TOES CONDOMINIUM ASSOCIATION, INC.**
- 2 PURPOSE. The corporation is organized to administer a condominium known as **SANDY TOES**, a condominium, in Manatee County, Florida and for any all lawful purposes consistent therewith. The corporation shall issue no stock and make no distribution of income to its members or directors.
- 3 MEMBERS.
  - 3.1 The members of the corporation shall be the owners of record of units in the condominium or, after it is terminated, the owners of record at the time of termination.
  - 3.2 After receiving approval as required by the declaration of condominium, 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. If the corporation acquires a unit, the vote conferred by that unit is suspended and shall not be voted until the unit is transferred to another bona fide owner.
- 4 TERM. The corporation shall exist perpetually.
- 5 SUBSCRIBERS. (The names and residences of the subscribers are not incorporated for compilation.)
- 6 ORGANIZATIONAL MEETING. Operation and control of this corporation and the condominium shall be turned over to the members immediately at the time of recording of the Declaration of Condominium. The President of the Association shall be the first name of a natural person whose is a grantee on the deed to the owners of Unit "B", or, failing that, the first name of a natural person who is grantee on the deed to the owners of Unit "A". The Secretary of the Association shall be the first name of a natural person

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whose is a grantee on the deed to the owners of Unit "A", or, failing that, the first name of a natural person who is grantee on the deed to the owners of Unit "B". The Treasurer of the Association shall be the person who is the third member of the board of directors, but if the board of directors consists of more than three members, then as determined by the board of directors. The number of members, and the members of the board of directors, shall consist of all natural persons shown on the deed to either unit, which deed has the fewer number of natural persons on that deed, with an equal number of natural persons shown on the deed of the other unit, in order of their appearance on that deed, but if the total number of directors so determined is less than three then the director or directors shall select additional directors, to a maximum total of three directors from persons nominated by any non-natural person entities shown on the deed to either unit or otherwise as may be agreed in writing by all owners of units. To the fullest extent allowed by law, any requirement of a different manner of determining who shall be a director or officer, or determining the number of directors in advance, is WAIVED.

7. OFFICERS. The affairs of the corporation shall be managed by officers determined as described above.
8. DIRECTORS. The corporation shall have a board of directors of not less than three directors, who shall be determined as described above. Directors need not be members or residents of the State of Florida. The name and post office address of the incorporators and initial members of the Board of Directors of this corporation are:

**John R. Buchan  
7837 Thornbridge Lane SouthEast  
Caledonia, MI 49316-9569**

**Suzette B. Buchan  
7837 Thornbridge Lane SouthEast  
Caledonia, MI 49316-9569**

**David Montgomery, Esquire  
2103 Manatee Avenue West  
Bradenton, Florida, 34205**

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 to these articles may be proposed by the board of directors or a member. Notice of the subject matter of a proposed amendment shall be included in the notice of the meeting of members at which it is to be considered. It 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

BEFORE ME, the undersigned authority, personally appeared **John R. Buchan**, 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 April 4<sup>th</sup>, 2014.

ANNETTE E RAYMOR  
Notary Public - Michigan  
Kent County  
My Commission Expires Nov 19, 2017  
Acting in the County of Kent

*Annette E. Raymor*  
Notary Public

My Commission Expires: 11-19-19

STATE OF MICHIGAN  
COUNTY OF KENT

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

WITNESS my hand and official seal on April 4<sup>th</sup>, 2014.

ANNETTE E RAYMOR  
Notary Public - Michigan  
Kent County  
My Commission Expires Nov 19, 2017  
Acting in the County of Kent

*Annette E. Raymor*  
Notary Public

My Commission Expires: 11-19-19

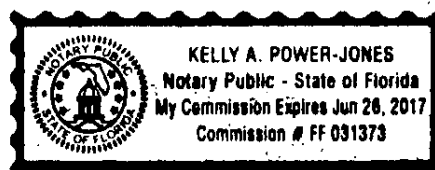
STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared **David Paul Montgomery, Esquire**, 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 April 22, 2014.

*Kelly A. Power-Jones*  
Notary Public

My Commission Expires:



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members. No amendment shall be made that conflicts with Chapter 718, Florida Statutes, or the declaration of condominium.

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 OFFICE AND AGENT.** The street address of the initial registered office of this corporation is **2103 Manatee Avenue West, Bradenton, Florida, 34205**, and the name of the initial registered agent of this corporation at that address is **David Paul Montgomery, Esquire**. The Board of Directors may from time to time move the principal office to any other address in the State of Florida as allowed by law.

IN WITNESS WHEREOF, the undersigned incorporators have executed the foregoing Article of Incorporation on April 16, 2014.

IN WITNESS WHEREOF, the undersigned, have executed the foregoing Declaration of Condominium on the date evidenced in the notary clause.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
Heidi Voss  
Witness

[Signature]  
John R. Buchan

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Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
Heidi Voss  
Witness

[Signature]  
Suzette B. Buchan

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
[Signature]  
Witness

[Signature]  
David Paul Montgomery, Esquire

STATE OF MICHIGAN  
COUNTY OF KENT