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LEO WOTITZKY (1912 - 2005)  
FRANK WOTITZKY (1916 - 2013)

November 18, 2014

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

Re: Condominium Toy Storage Association II, Inc.

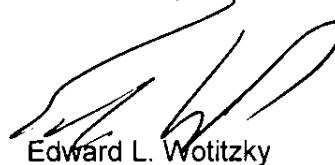
Gentlemen:

Enclosed please find original and copy of Articles of Incorporation and Certificate Designating Registered Agent. Please file the originals and have the copies certified. We are enclosing our check in the amount of \$78.75 to cover the filing fee.

Your assistance with this is very much appreciated.

Very truly yours,

WOTITZKY, WOTITZKY, ROSS & McKINLEY



Edward L. Wotitzky

ELW/sjb  
Enclosures

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ESTABLISHED 1940

PERSONAL INJURY • WRONGFUL DEATH • CIVIL LITIGATION • WAGE CLAIMS  
WILLS, TRUSTS & ESTATE PLANNING • PROBATE • CORPORATION & BUSINESS LAW • CONSTRUCTION LAW • ZONING, LAND USE & ADMINISTRATIVE LAW  
REAL ESTATE CLOSINGS • TITLE INSURANCE • REAL PROPERTY LAW • CONDOMINIUM & COMMUNITY ASSOCIATION LAW • DIVORCE, CUSTODY & FAMILY LAW

**Articles of Incorporation**  
**of**  
**Condominium Toy Storage Association II, Inc.**

(A Non-Profit Florida Corporation)

**ARTICLE I.**

The name of this corporation is CONDOMINIUM TOY STORAGE ASSOCIATION II, INC. The initial principal office of the corporation is 223 Taylor Street, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is 223 Taylor Street, Punta Gorda, Florida 33950.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed CONDOMINIUM TOY STORAGE II, a non-residential condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

**ARTICLE III.**

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of CONDOMINIUM TOY STORAGE II, a Condominium.

**ARTICLE IV.**

The qualification of members and the manner of their admission shall be as follows: Any record owner of legal title to a condominium unit in CONDOMINIUM TOY STORAGE II, a Condominium, shall by virtue of such ownership be a member of this corporation.

**ARTICLE V.**

This corporation shall exist perpetually. In the event, however, this Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association.

**ARTICLE VI.**

The corporation shall have all powers and duties existing under applicable provisions of the Florida Not-For-Profit Corporation Act (Chapter 617 of the Florida Statutes) and the Florida condominium Act (Chapter 718 of the Florida Statutes). Without limiting the generality of the foregoing, the corporation shall have the power to do the following:

- a. Own and control property.
- b. Operate and maintain the surface water management system facilities, including all

inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.

- c. Establish rules and regulations.
- d. Assess members and enforce assessments.
- e. Sue and be sued.
- f. Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company.
- g. Require all lot owners, parcel owners or unit owners to be members.
- h. Take any other action necessary for the purposes for which the Association is organized.

#### **ARTICLE VII.**

The names and residences of the subscribers to these Articles of Incorporation are as follows:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a) Richard I. Anderson	6800 Golf Course Boulevard - Unit M83 Punta Gorda, Florida 33982

#### **ARTICLE VIII.**

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2014), and in the CONDOMINIUM TOY STORAGE II Condominium Declaration.

#### **ARTICLE IX.**

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

President	-	Richard I. Anderson
Vice President	-	James B. Skatzka
Secretary	-	Barbara J. Anderson
Treasurer	-	Susan S. Skatzka

**ARTICLE X.**

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

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a) Richard I. Anderson	6800 Golf Course Boulevard – M83 Punta Gorda, Florida 33982
b) James B. Skatzka	5551 Lockett Road – D155 Fort Myers, Florida 33905
c) Susan S. Skatzka	5551 Lockett Road – D155 Fort Myers, Florida 33905

**ARTICLE XI.**

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

**ARTICLE XII.**

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the CONDOMINIUM TOY STORAGE II Condominium Declaration of Condominium.

**ARTICLE XIII.**

Each unit in CONDOMINIUM TOY STORAGE II, a Condominium shall have the number of votes as set forth in the Declaration of Condominium, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

**ARTICLE XIV.**

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

**ARTICLE XV.**

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

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 18<sup>th</sup> day of November, 2014.

  
Richard I. Anderson

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2014, by RICHARD I. ANDERSON, who is personally known to me or who produced no as identification.

My commission expires:

  
Notary Public



16 NOV 20 PM 3:55  
NOTARY PUBLIC  
STATE OF FLORIDA

**Certificate Designating A Registered Agent**  
**And Registered Office For The Service Of Process**

In compliance with Section 48.091, Florida Statutes, the following is submitted:


CONDOMINIUM TOY STORAGE ASSOCIATION II, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Punta Gorda, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

CONDOMINIUM TOY STORAGE ASSOCIATION II, INC.

14 NOV 20 PM 3:55  
PUNTA GORDA  
FLORIDA

**ACCEPTANCE**

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.

  
\_\_\_\_\_  
Edward L. Wotitzky