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FLORIDA PROFIT/NON PROFIT CORPORATION
The Curtiss Professional Center Condominium Associat

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**ARTICLES OF INCORPORATION
OF
THE CURTISS PROFESSIONAL CENTER
CONDOMINIUM ASSOCIATION, INC.
(A corporation Not for Profit)**

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under and pursuant to Chapter 617 of the Florida Statutes, and do certify as follows:

ARTICLE I - NAME

The name of this corporation shall be THE CURTISS PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC. (hereinafter called the "Association").

ARTICLE II- PURPOSE

The purpose for which the Association is organized is to provide an entity, pursuant to Chapter 718 of the Florida Statutes (the "Condominium Act"), which shall be responsible for the operation and management of the Condominium to be known as **"The Curtiss Professional Center, A Condominium"** (hereinafter called the "Condominium"), situate, lying and being in Sarasota County, Florida, and for undertaking the performance of and carrying out the acts and duties incident to the administration of the operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, the Condominium Declaration creating the Condominium being recorded in the Public Records of Sarasota County, Florida (the "Declaration") and the Condominium Act; and for owning, operating, leasing, selling, trading and otherwise dealing with such real or personal property of the common elements as may be necessary or convenient in the administration of said Condominium.

ARTICLE III- DEFINITIONS

The terms used in these Articles which are defined in the Condominium Act and in the Declaration shall have the meanings (except as herein expressly otherwise provided or unless the context otherwise requires) assigned to such terms in the Condominium Act and in the Declaration; and, where a conflict in meanings shall exist, the Declaration shall control.

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ARTICLE IV - POWERS

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 terms of these Articles, the Declaration, the Bylaws of the Association as they may be established from time to time, and the Condominium Act.

2. The Association shall have all of the powers under and pursuant to the Florida not-for-profit Corporation Act, Condominium Act and the Declaration and shall have all of the powers reasonably necessary to implement the purposes of the Association, including but not limited to the following:

- (a) To make, establish and enforce reasonable rules and regulations governing the use of the Condominium or portions thereof;
- (b) To determine, levy and collect assessments against the Unit Owners to provide the funds to pay the Common Expenses of the Condominium as is provided in the Declaration, the Bylaws and the Condominium Act, and to use and expend the proceeds of such assessments in the exercise of the powers and duties of the Association;
- (c) To maintain, repair, replace and operate the Condominium, specifically including all portions of the Condominium Property of which the Association has the right and power to maintain, repair, replace and operate in accordance with the Declaration, the Bylaws and the Condominium Act;
- (d) To reconstruct or restore improvements in the Condominium Property after casualty or loss and to make further improvements of the Condominium Property;
- (e) To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, the Rules and Regulations of the Association governing the use of the Condominium, and all other documents referred to in the Declaration and these Articles of Incorporation;
- (f) To contract for the operation, management and maintenance of the Condominium and to delegate to the contracting party all of the powers and duties of the Association, except those which may be required by the Declaration to have approval of or to be exercised by the Board of Directors or the Members of the Association, and except those whose delegation is expressly prohibited by the Declaration or these Articles;

- (g) To acquire and enter into agreements to acquire leaseholds, easements, memberships or other possessory or use interests in lands or facilities, whether or not contiguous with the lands of the Condominium, intended to provide for the use or benefit of the Members;
- (h) To acquire by purchase, lease or otherwise Units of the Condominium whether or not offered for sale or lease or surrendered by their Owners to the Association or purchased at foreclosure or other judicial sale; and to sell, lease, mortgage, cast the votes appurtenant to or otherwise deal with Units acquired by, and to sublease Units leased by, the Association or its designee;
- (i) To approve or disapprove the sale, mortgage or lease of Units as may be provided by the Declaration and the Bylaws;
- (j) To employ personnel to perform the services required for proper operation and maintenance of the Condominium; and
- (k) To obtain insurance for the Condominium.
- (l) To establish a budget and reserves, if necessary.

ARTICLE V - MEMBERS

The Members of the Association shall consist of all of the record Unit Owners of fee interests in Units in the Condominium. After the Association approves a conveyance of a condominium Unit as provided in the Declaration of Condominium, change of membership in the Association shall be effected by the recordation in the Public Records of Sarasota County, Florida of a deed or other instrument establishing a record title to or fee interest in a Unit in the Condominium and by delivery to the Secretary of the Association of a certified copy of such instrument. The Owner designated by such instrument shall thereby become a Member of the Association and the membership of the prior Owner of such Unit shall thereby be terminated with respect to that Unit. If the Condominium shall be terminated, the Members of the Association shall consist of those persons who shall be Members at the time of such termination, and their successors and assigns.

The share of a Member in the funds and assets of the Association may not be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit(s) to which that Member has record title or a fee interest.

ARTICLE VI- VOTING

Voting rights on all matters as to which the membership shall be entitled to vote shall be as provided in the Declaration and the Bylaws.

ARTICLE VII -TERM

The Association shall have perpetual existence.

ARTICLE VIII- PRINCIPAL OFFICE

The principal office of the Association shall be located at 7707 Holiday Drive, Sarasota, Florida 34231, but the Association may maintain offices and transact business in such places within or without the State of Florida as the Board of Directors may from time to time designate.

ARTICLE IX - SUBSCRIBER

The name and residence of the Subscriber to these Articles is as follows:

NAME	ADDRESS
Kimberly A. Colgate	7707 Holiday Drive Sarasota, Florida 34231

ARTICLE X - BOARD OF DIRECTORS

Responsibility for the administration of the Association shall be that of a Board of Directors consisting of the number of Directors determined pursuant to the Bylaws, which shall not be less than three (3). The initial Board of Directors shall consist of three (3) Directors. The initial Board of Directors shall be appointed by the Developer as set forth in the Declaration. Upon turnover as set forth in the Declaration and the Florida Statutes the Board of Directors shall be elected by a vote of the Members of the Association.

Directors of the Association subsequent to the first Board of Directors shall be elected at the annual meeting of the Members in the manner determined by the Bylaws. The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

The names and addresses of the members of the first Board of Directors who shall hold office and serve until their successors are elected and have qualified, or until removed, are as follows:

NAME	ADDRESS
Kimberly A. Colgate	7707 Holiday Drive Sarasota, Florida 34231
Bruce Hadley	7707 Holiday Drive Sarasota, Florida 34231
Lucy Hadley	7707 Holiday Drive Sarasota, Florida 34231

Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

ARTICLE XI- OFFICERS

The Board of Directors shall elect a President, Vice President, Secretary and Treasurer. All Officers shall be Members of the Board of Directors. The same person may hold two offices, the duties of which are not incompatible; provided, however, the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary be held by the same person.

Officers shall be elected or appointed by the Board of Directors at its first meeting following each annual meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors.

ARTICLE XII-INDEMNIFICATION

12.1 Every Director and every officer of the Association and every member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and all liabilities, including trial and appellate counsel fees, reasonably incurred by or imposed upon them in connection with any proceeding or any settlement of any proceeding or any settlement of any proceeding to which he/she may be a party, or in which he/she may become involved by reason of serving or having served the Association at its request, whether or not he/she is a Director, officer or is serving at the time such expenses and liabilities are incurred, except when adjudged guilty (or a withholding of adjudication is entered after a plea of guilty or no contest) of an act or omission to act which is material to the cause of action and which constitutes:

- (a) a violation of the criminal law. Unless the Director, officer or member had reasonable cause to believe the conduct was lawful or had no reasonable cause to believe the conduct was unlawful;

- (b) a transaction from which the Director, officer or member derived an improper personal benefit; or,
- (c) willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of a member of the Association.

Provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director, officer or member may be entitled.

12.2 Insurance: The Board of Directors of the Association may purchase liability insurance to insure all Directors, officers or agents, past and present, against all expenses and liabilities as set forth above. The premium for such insurance shall be paid by the members of the Association as part of the common expenses.

ARTICLE XIII- BYLAWS

The original Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided for by the Bylaws. No amendment shall be made without the written consent of the Developer so long as Developer owns any Unit.

ARTICLE XIV - AMENDMENTS

These Articles may be amended at any time by an affirmative vote of the Unit Owners, having at least 7 out of the 8 voting interests in the Association. Notwithstanding the foregoing, no amendment shall make changes in the qualifications for membership of the voting rights of the Members, without approval in writing of the Owners of all Units and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration. An amendment shall be effective only upon filing with the Department of State of the State of Florida and recorded in the Public Records of Sarasota County. No amendment shall be made without the written consent of the Developer so long as Developer owns any Unit.

ARTICLE XV – BUDGET AND EXPENDITURES

The Association shall obtain funds with which to operate by annual assessment of its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of the Association's Articles and Bylaws. Accordingly, the Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing fiscal year and or the purpose of levying assessments against all Units subject to assessment, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approval or ratify variations to the budget.

ARTICLE XVI - REGISTERED AGENT

The Registered Agent to accept service of process within this State for said Corporation shall be Kimberly A. Colgate, Attorney at Law, 7707 Hollday Drive, Sarasota, Florida 34231.

ARTICLE XVII - BINDING EFFECT

The provisions hereof shall bind and inure to the benefit of the members and the Developer and their respective successors and assigns.

IN WITNESS WHEREOF, the Subscriber has affixed his signature this 29th day of April, 2015.


Kimberly A. Colgate

STATE OF FLORIDA
COUNTY OF SARASOTA


BEFORE ME, the undersigned authority duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kimberly A. Colgate, the Subscriber to the foregoing Articles of Incorporation of The Curtiss Professional Center Condominium Association, Inc., a Florida Not For Profit Corporation, to me personally known to be the individual described in and who executed the foregoing instrument and who acknowledged before me that he executed the same.


Notary Public State of Florida



ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been designated in the foregoing Articles of Incorporation as Registered Agent, hereby agrees to accept said designation; to accept Service of Process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation) authorized to accept Service of Process at the above Florida designated address) in some conspicuous place in the office as required by law.


Kimberly A. Colgate
Registered Agent