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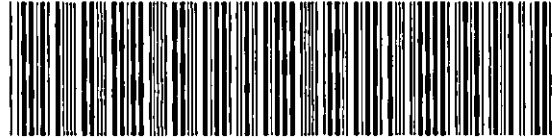
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
17 OCT -4 PM 3:46

## COVER LETTER

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

**SUBJECT:** The Edgewater Condominiums 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:** Daniel E. Manausa

Name (Printed or typed)

1701 Hermitage Blvd. Suite 100

Address

Tallahassee, FL 32308

City, State & Zip

850.597.7616

Daytime Telephone number

Danny@Manausalaw.com

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

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

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TALLAHASSEE, FLORIDA  
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**ARTICLES OF INCORPORATION  
OF  
THE EDGEWATER CONDOMINIUMS ASSOCIATION, INC.**

Pursuant to the provisions of Chapter 617, Florida Statutes, I, the undersigned natural person competent to contract, acting as incorporator of a corporation not-for-profit, hereby adopt the following Articles of Incorporation:

**ARTICLE I  
NAME**

The name of the corporation is The Edgewater Condominiums Association, Inc., hereinafter referred to as the "Association."

**ARTICLE II  
PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office and mailing address of the Association is 2316 Killearn Center Blvd., Suite 200, Tallahassee, FL 32309.

**ARTICLE III  
REGISTERED AGENT**

Daniel E. Manausa, whose physical and mailing address is 1701 Hermitage Blvd, Ste. 100, Tallahassee, Florida 32308, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purpose for which it is formed is to exercise the powers afforded to the Association pursuant to the Declaration of Condominium of the Edgewater Condominiums (the "Declaration"), recorded with the office of the Clerk of the Circuit Court of Leon County, Florida.

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**ARTICLE V**  
**MEMBERSHIP**

Every Owner of a Unit which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment.

**ARTICLE VI**  
**VOTING RIGHTS**

Every Owner of a Unit shall be entitled to one vote for each Unit owned. When more than one person or entity holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Unit.

**ARTICLE VII**  
**BOARD OF DIRECTORS**

The affairs of this corporation shall be managed and governed by a Board of Directors composed of three (3) members. The persons who are to act in the capacity of Director shall be the following: James M. Rudnick, James K. Krivacs, and Adam Fauber.

**ARTICLE VIII**  
**OFFICERS**

The officers of this Association shall be a President, a Vice President, a Secretary, Treasurer, and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of members. The names of the offices who are to serve until the first election of officers are:

PRESIDENT	James M. Rudnick
VICE PRESIDENT/TREASURER	James K. Krivacs
SECRETARY	Adam Fauber

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**ARTICLE IX**  
**INDEMNIFICATION**

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SECRET  
The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding whether civil, criminal, administrative, or investigative, for an act alleged to have been committed by such person in his capacity of Director or Officer of the Association. This indemnification applies against judgments, fines, amounts paid in settlement and reasonable expenses, including attorney's fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit to proceeding by judgment, order, settlement, conviction or upon pleas of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

**ARTICLE X**  
**TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED**

A. No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one or more of its Directors or Officers are Directors or Officers, have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or Committee thereof

which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. However, such Director or Officer must disclose such financial or other interest. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

B. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

## **ARTICLE XI** **BYLAWS**

By-Laws shall be initially adopted by the Board of Directors after which these By-Laws may be amended, at a regular or special meeting of the members, by a vote of no less than a majority of the Units.

## **ARTICLE XII** **AMENDMENTS**

Amendment of these Articles of Incorporation may at a regular or special meeting of the Members be made by a vote of no less than a majority of the Units.

## **ARTICLE XIII** **DISSOLUTION**

The Association may be dissolved with the assent given via a unanimous vote of all Units.

## **ARTICLE XIV** **DURATION**

The corporation shall exist perpetually.

## **ARTICLE XV** **INCORPORATOR**

The name and address of the incorporator is as follows:

### **NAME**

JAMES M. RUDNICK

### **ADDRESS**

2316 Killearn Center Blvd.  
Tallahassee, Florida 32309

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STATE  
FLORIDA

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of Florida, I, the undersigned, constitution the incorporator of this Association, have executed these Articles of Incorporation this 29<sup>th</sup> day of September, 2017.

  
JAMES M. RUDNICK

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STATE  
FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS  
FOR SERVICE OR PROCESS WITHIN  
THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

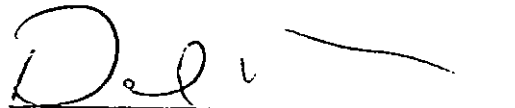
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Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Statute:

THE EDGEWATER CONDOMINIUMS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal offices at 2316 Killearn Center Blvd., Suite 200, Tallahassee, FL 32309, has named Daniel E. Manausa whose office is located at 1701 Hermitage Blvd., Ste. 100 Tallahassee, Florida 32308 as its agent to accept service of process with the State.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

  
\_\_\_\_\_  
Daniel E. Manausa

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