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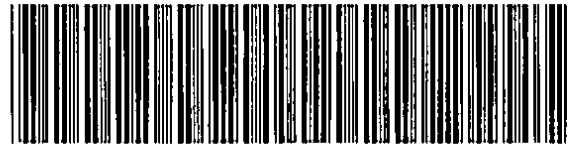
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DEPT. OF STATE
TALLAHASSEE, FLORIDA

N. SAMS

JAN 22 2018

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MICHAEL R. McKINLEY
CHEYENNE R. YOUNG

• FL BAR BOARD CERTIFIED
REAL ESTATE LAWYER

•• ALSO MEMBER OHIO BAR

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

January 10, 2018

Department of State
Division of Corporation
Clifton Bldg.
2661 Exec. Center Circle
Tallahassee, Florida 32301

Re: Filing of Articles of Incorporation of The Fairways at St. Andrews Condominium
Association, Inc.

Dear Sir or Madam:

Enclosed please find an original and one (1) copy of the Articles of Incorporation of The Fairways at St. Andrews Condominium Association, Inc. for filing. Also enclosed is our check in the amount of \$87.50 for a certified copy to be returned in the enclosed self-addressed stamped envelope.

Thank you for your attention to the foregoing. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Very truly yours,
WOTITZKY, WOTITZKY, ROSS & McKINLEY, P.A.


Edward L. Wotitzky

ELW/in
Enclosure(s)

FILED
18 JAN 17 PM 3:06
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
THE FAIRWAYS AT ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is THE FAIRWAYS AT ST. ANDREWS CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 1107 W. Marion Avenue, Unit 111, Punt Gorda, Florida 33950, and the initial mailing address of the corporation is 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed THE FAIRWAYS AT ST. ANDREWS, A CONDOMINIUM, a 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 THE FAIRWAYS AT ST. ANDREWS, a CONDOMINIUM.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in THE FAIRWAYS AT ST. ANDREWS, 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.

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18 JAN 17 PM 3:00
CLERK OF COUNTY
PALM BEACH, FLORIDA

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, flood plain 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 unit owners to be members.
- h. Take any other action necessary for the purposes for which the Association is organized.

ARTICLE VII.

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

	<u>NAME</u>	<u>ADDRESS</u>
a)	Jay Nadelson	3632 Darin Drive Punta Gorda, Florida 33950

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 (2017), and in Declaration of Condominium of THE FAIRWAYS AT ST. ANDREWS, A CONDOMINIUM.

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18 JAN 17 PM 3:08
CLERK OF CIRCUIT COURT
PALM BEACH COUNTY, FLORIDA

ARTICLE IX.

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

<i>President</i>	-	<i>Jay Nadelson</i>
<i>Vice President</i>	-	<i>William Bora</i>
<i>Secretary</i>	-	<i>William Bora</i>
<i>Treasurer</i>	-	<i>Jay Nadelson</i>

ARTICLE X.

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

<u>Name</u>	<u>Address</u>
a) Jay Nadelson	3632 Darin Drive Punta Gorda, Florida 33950
b) William Bora	12714 Stone Ridge Place Bradenton, Florida 34202
c) Scott Nadelson	4281 McCaslin Street Pittsburgh, Pennsylvania 15217

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 Declaration of Condominium for THE FAIRWAYS AT ST. ANDREWS, A CONDOMINIUM.

ARTICLE XIII.

Each unit in THE FAIRWAYS AT ST. ANDREWS, a Condominium shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

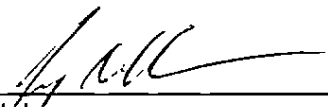
ARTICLE XIV.

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 subscriber has executed these Articles of Incorporation this 9th day of January, 2018.



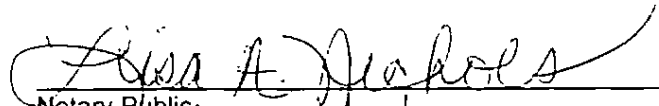
Jay Nadelson

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 9th day of January 2018, by JAY NADELSON who is personally known to me or who produced _____ as identification.

My commission expires:





Notary Public
Lisa A. Nichols

Printed Name of Notary
GG-022536

Serial or Commission Number

**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:

THE FAIRWAYS AT ST. ANDREWS CONDOMINIUM ASSOCIATION, 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 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

**THE FAIRWAYS AT ST. ANDREWS CONDOMINIUM
ASSOCIATION, INC.**

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