

(Requestor's Name)

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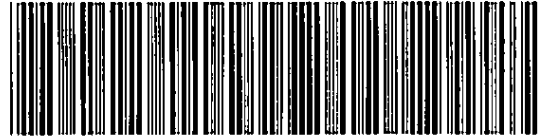
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Amended

OCT 05 2020

ALBRITTON

COVER LETTER

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

Scenic View Storage Condominium Association, Inc.

SUBJECT: _____
CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☒ \$35.00 ☐ \$43.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$43.75 ☐ \$52.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status

ADDITIONAL COPY REQUIRED

Michael R. McKinley, Esq.
FROM: _____
Name (Printed or typed)
1107 W. Marion Ave., Unit 111

Address
Punta Gorda, FL 33950

City, State & Zip
941-639-2171

Daytime Telephone number
zenia@wotitzkylaw.com

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

NOTE: Please provide the original and one copy of the document.



The Wotitzky Law Firm

WOTITZKY, WOTITZKY, ROSS, MCKINLEY & YOUNG, P.A.

1107 WEST MARION AVENUE, UNIT 111
PUNTA GORDA, FLORIDA 33950-5372

WEBSITE: www.wotitzkylaw.com

TELEPHONE (941) 639-2171

FACSIMILE (941) 639-8617

EDWARD L. WOTITZKY *

WARREN R. ROSS **

MICHAEL R. MCKINLEY

CHEYENNE R. YOUNG

LAMSEN HAYS

* FLORIDA BOARD CERTIFIED
REAL ESTATE LAWYER

** ALSO A MEMBER OF THE BAR

HO WOTITZKY (1912 - 2005)

FRANK WOTITZKY (1916 - 2013)

Via US Mail

September 28, 2020

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

Re: Scenic View Storage Condominium Association, Inc., N19000002422
Letter No. 820A00017566 & 420A00014883

Dear Ms. Albritton:

Enclosed please find copies of your letter dated September 15, 2020 and August 7, 2020; together with the original, fully executed Amended and Restated Articles of Incorporation of Scenic View Storage Condominium Association, Inc., the Certificate Designating A Registered Agent & Registered Office For The Service of Process, and Certificate of Amendment to Amended and Restated Articles of Incorporation of Scenic View Storage Condominium Association, Inc.

Please contact the undersigned should you need anything further in these regards.

Sincerely,

WOTITZKY, WOTITZKY, ROSS, MCKINLEY & YOUNG, P.A.

Michael R. McKinley, Esq.

MRM/fff

Encl.

cc: David Anthony Sr

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ESTABLISHED 1940

PERSONAL INJURY • WRONGFUL DEATH • CIVIL LITIGATION • WILLS, TRUSTS & ESTATE PLANNING • PROBATE • CORPORATION & BUSINESS LAW • CONSTRUCTION LAW • ZONING, LAND USE
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

7500 007 1 1 00

September 15, 2020

MICHAEL R. MCKINLEY, ESQ.
1107 W. MARION AVE
UNIT 111
PUNTA GORDA, FL 33950

SUBJECT: SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: N19000002422

We have received your document for SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

If the Restated Articles were adopted by the directors and do not contain any amendments requiring member approval, a statement to that effect must be contained in the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 820A00017566



FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 7, 2020

MICHAEL R. MCKINLEY, ESQ.
1107 W. MARION AVE
UNIT 111
PUNTA GORDA, FL 33950

SUBJECT: SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: N19000002422

We have received your document for SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 420A00014883

Filing 4:16

**Amended and Restated Articles of Incorporation
of
Scenic View Storage Condominium Association, Inc.**
(A Florida Not-For-Profit Corporation)

The undersigned, hereby subscribes to and adopts the following as the Amended and Restated Articles of Incorporation (the "Articles") under the laws of the State of Florida, which original Articles of Incorporation were filed on February 27, 2019, with the Florida Secretary of State, Document Number N19000002422:

ARTICLE I.

The name of this corporation is Scenic View Storage Condominium Association, Inc., a Florida not for profit corporation (the "Association"). The initial principal office of the corporation is 3724 Taylor Road, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is P.O. Box 510240, Punta Gorda, Florida 33951-0240.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed Scenic View Storage, 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 definition meanings as those set forth in the Declaration of Condominium of Scenic View Storage residential Condominium.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as for record owner of legal title to a condominium unit in Scenic View Storage, a non-residential Condominium, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

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

ARTICLE VI.

The corporation shall have all powers and duties existing under the Articles of Incorporation.

2023-11-16 PM 4:16

**Amended and Restated Articles of Incorporation
of
Scenic View Storage Condominium Association, Inc.**
(A Florida Not-For-Profit Corporation)

The undersigned, hereby subscribes to and adopts the following as the Amended and Restated Articles of Incorporation (the "Articles") under the laws of the State of Florida, which original Articles of Incorporation were filed on February 27, 2019, with the Florida Secretary of State, Document Number N19000002422:

ARTICLE I.

The name of this corporation is Scenic View Storage Condominium Association, Inc., a Florida not for profit corporation (the "Association"). The initial principal office of the corporation is 3724 Taylor Road, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is P.O. Box 510240, Punta Gorda, Florida 33951-0240.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the proposed Scenic View Storage, 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 Scenic View Storage, a non-residential 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 Scenic View Storage, a non-residential 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 name and residence of the subscriber to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
David L. Anthony	3724 Taylor Road 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 (3) and not more than five (5). 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 (2018), and in the Scenic View Storage Declaration of Condominium.

ARTICLE IX.

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

President	-	David L. Anthony
Vice President	-	David Anthony
Secretary/Treasurer	-	Barbara E. Anthony

ARTICLE X.

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
a) David L. Anthony	3724 Taylor Road Punta Gorda, Florida 33950
b) David Anthony	3732 Taylor Road Punta Gorda, Florida 33950
c) Barbara E. Anthony	3724 Taylor Road Punta Gorda, Florida 33950

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.

These Amended and Restated Articles of Incorporation were adopted by the Directors of the Association on June 11, 2020 and do not contain any amendments requiring member approval.

ARTICLE XIII.

Each unit in Scenic View Storage, a non-residential 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.

These Amended and Restated Articles of Incorporation were approved by the Developer on June 11, 2020, pursuant to the Developer's authority under the Declaration and as stated in Article XII herein.

Developer:

SCENIC VIEW STORAGE, LLC, a Florida limited liability company

By:

David L. Anthony, Sr., Manager

IN WITNESS WHEREOF, the undersigned subscribers have executed these Amended and Restated Articles of Incorporation this 23 day of September, 2020.

SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC., a Florida corporation

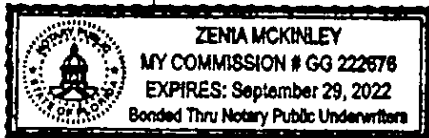
By:

David L. Anthony, a/k/a David L. Anthony, Sr., President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2020, by DAVID L. ANTHONY, a/k/a David L. Anthony, Sr., as Manager of Scenic View Storage, LLC, a Florida limited liability company, and as President of Scenic View Storage Condominium Association, Inc., a Florida corporation, who is personally known to me or who produced _____ as identification.

My commission expires:



Zenia McKinley
Notary Public

**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:

SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, 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 Michael R. McKinley, Esq. 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.

**SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit corporation**

By: 
David L. Anthony, a/k/a David L. Anthony, Sr., President

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.

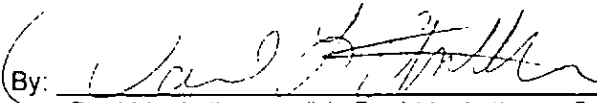


Michael R. McKinley, Esq.

Certificate of Amendment
to Amended and Restated Articles of Incorporation of
Scenic View Storage Condominium Association, Inc.

On June 11, 2020, the Board of Directors of the above corporation unanimously approved the attached Amended and Restated Articles of Incorporation for SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation.

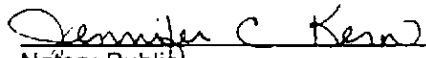
**SCENIC VIEW STORAGE CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit corporation**

By: 
David L. Anthony, a/k/a David L. Anthony, Sr., President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2020, by DAVID L. ANTHONY, a/k/a David L. Anthony, Sr., who is personally known to me or who produced FL Driver License as identification.

My commission expires:


Notary Public Jennifer C. Kern

