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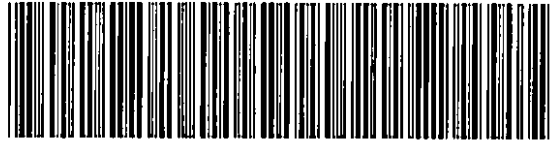
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REAL ESTATE LAWYER

** ALSO MEMBER FLORIDA BAR

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

September 9, 2019

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

Re: Twin Boys Storage Condominium Association, Inc.

Dear Sir or Madam:

Enclosed for filing please find the Articles of Incorporation for Twin Boys Storage Condominium Association, Inc. Also enclosed is our check in the amount of \$78.75 which constitutes the filing fee and fee for a certified copy.

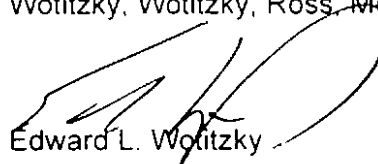
Please return the certified copy and confirmation of the filing of the Articles to the undersigned as follows:

Edward L. Wotitzky, Esq.
Wotitzky, Wotitzky, Ross, McKinley & Young, P.A.
1107 W. Marion Avenue, Unit 111
Punta Gorda, Florida 33950
Telephone: (941) 639-2171
E-mail: ewotitzky@wotitzkylaw.com

We appreciate your consideration of this filing.

Very truly yours,

Wotitzky, Wotitzky, Ross, McKinley & Young, P.A.



Edward L. Wotitzky

ELW/jac
Enclosures

cc: Client

G:\Sandy\Condominium\Twin Boys Storage\Letter Florida Dept Of State 2019 09 09 Docx

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
TWIN BOYS STORAGE CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of this corporation is TWIN BOYS STORAGE CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 1107 W. Marion Avenue, Unit 111, Punta 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 TWIN BOYS STORAGE, 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 TWIN BOYS STORAGE, 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 TWIN BOYS STORAGE, 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, which complies with Rule 62-330 of the Florida Administrative Code, and Applicant's Handbook Volume I, Section 12.3. Such transfer shall be approved by the Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

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, maintain, and manage 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, in a manner consistent with the requirements of applicable permits and applicable Southwest Florida Water Management District rules, and shall assist in the enforcement of the restrictions and covenants contained herein and in the Declaration of Condominium.
- c. Establish rules and regulations.
- d. Assess members and enforce assessments. In addition to other assessments, the Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management System.
- 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) Gerald Velozo, Jr.	2841 Don Quixote 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 (2019), and in Declaration of Condominium of TWIN BOYS STORAGE, A 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 - Gerald Velozo, Jr.

Vice President - Suzanne R. Velozo
Secretary - Suzanne R. Velozo
Treasurer - Gerald Velozo, Jr.

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) Gerald Velozo, Jr.	2841 Don Quixote Drive Punta Gorda, Florida 33950
b) Suzanne R. Velozo	2841 Don Quixote Drive Punta Gorda, Florida 33950
c) Cody C. Velozo	2841 Don Quixote Drive 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 voting interests. 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 TWIN BOYS STORAGE, A CONDOMINIUM.

ARTICLE XIII.

Each unit in TWIN BOYS STORAGE, 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.

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.

[SIGNATURES ON FOLLOWING PAGE]

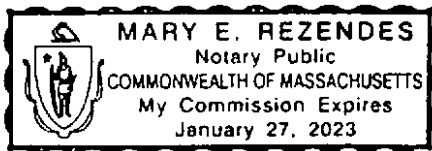
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 22 day of August, 2019


Gerald Velozo, Jr.

State of Massachusetts
County of Suffolk

The foregoing instrument was acknowledged before me this 22 day of August, 2019, by GERALD VELOZO, JR., who is personally known to me or who produced known to me as identification.

My commission expires: January 27, 2023 Mary E. Rezendes
Notary Public
Mary E. Rezendes
Printed Name of Notary



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:

TWIN BOYS STORAGE 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.

TWIN BOYS STORAGE 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