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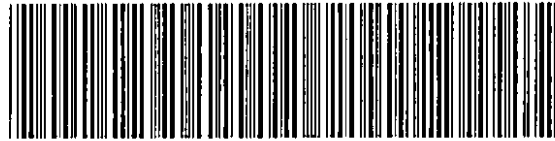
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ARTICLES

**THE APARTMENTS AT ISLES OF PORTO VISTA II CONDOMINIUM
ASSOCIATION, INC.**

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

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(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

**ARTICLES OF INCORPORATION
OF
THE APARTMENTS AT ISLES OF PORTO VISTA II CONDOMINIUM
ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION**

The undersigned incorporators hereby associate themselves for the purpose of forming a corporation not for profit under the laws of the State of Florida, and adopt the following Articles of Incorporation:

ARTICLE I - NAME AND ADDRESS

The name of this corporation is THE APARTMENTS AT ISLES OF PORTO VISTA II CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles," and the By-laws of the Association as the "By-laws."

The street address of the initial principal office of the Association is 3936 Pomodoro Circle, Cape Coral, Florida 33909.

ARTICLE II - TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III - PURPOSE

The purposes for which this Association is formed are as follows:

- A. To form an "Association" as that term is defined in Chapter 718, Florida Statutes ("Condominium Act"), as enacted upon the date of recordation of the Declaration of Condominium, (the "Declaration") and to perform the acts and duties necessary and desirable for the management and operation of the Units and Common Elements in the condominium within the residential community known as Isles of Porto Vista (the "Condominium") and to own, operate, lease, sell and trade property whether real or personal, including Units in the Condominium, as may be necessary or convenient in the administration of the Condominium.
- B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration.
- C. To establish By-laws for the operation of the Condominium Property (referred to herein as the "By-laws"), provide for the administration of the Association and Rules and Regulations for governing the same, and enforce the provisions of the Condominium Act, the Declaration, these Articles of Incorporation and the By-laws.

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- D. The Association shall have all the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Condominium Act, the Declaration, and these Articles and By-laws of the Association.

ARTICLE IV - MEMBERS

All Unit Owners in the Condominium operated by the Association shall automatically be Members of the Association and their memberships shall automatically terminate when title to their Units is conveyed. If a Member conveys title to his Unit under the Declaration, the new owner shall automatically acquire membership in the Association. Membership certificates are not required and will not be issued.

ARTICLE V - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The initial registered agent of the Association is Bolaños Truxton, P.A. The street address of the initial registered office of the Association is 12800 University Drive, Suite 350, Fort Myers, Florida 33907.

ARTICLE VI - DIRECTORS

- A. The affairs and property of the Association shall be managed and governed by a Board of Directors (sometimes referred to herein as the "Board of Directors") composed of not less than three (3) persons (referred to herein as "Directors"). The first Board of Directors shall have three (3) members and, in the future, the number and qualifications shall be determined from time to time in accordance with the Association's By-laws within the limits prescribed therein.
- B. The Directors named in Article VII shall serve until the first election of directors as provided in the By-laws and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. Thereafter, Directors shall be elected by the Members in accordance with the By-laws at the regular annual meetings of the membership of the Association. Directors shall be elected to serve for a term of one (1) year and, in the event of a vacancy, such vacancy shall be filled in accordance with the terms of the By-laws.
- C. All officers shall be elected by the Board of Directors in accordance with the By-laws at the regular annual meeting of the Board as established by the By-laws. The executive officers of the Association shall be a President, Vice-President, Treasurer and Secretary, all of whom shall be elected annually by the Board of Directors. Any two (2) of said offices may be united in one (1) person, except that the President shall

not also be the Secretary or an Assistant Secretary of the Association. If the Board so determines, there may be one or more Vice-President.

ARTICLE VII - FIRST BOARD OF DIRECTORS

The following persons shall constitute the Directors of the first Board of Directors and shall serve until the election of the Board of Directors at the first regular meeting of the membership:

	<u>Name</u>	<u>Address</u>
1.	Bernard Offenber	19667 Turnberry Way, 24K Aventura, Florida 33180
2.	Judah Holland	115 W 12 th Ave. Ste 106 Dania Beach, Florida 33004
3.	Rori. E. Offenber	19667 Turnberry Way, 24K Aventura, Florida 33180

ARTICLE VIII – INCORPORATOR

The name and address of the incorporator to these Articles is as follows:

<u>Name</u>	<u>Address</u>
Gregg S. Truxton	Bolaños Truxton, PA 12800 University Drive, Suite 350 Fort Myers, Florida 33907

ARTICLE IX – BY-LAWS

- A. The By-laws of this Association shall be adopted by the Board of Directors and attached to the Declaration to be filed among the Public Records of Lee County, Florida. The By-laws may be amended by the Members in the manner provided therein.

ARTICLE X – AMENDMENTS

- A. Proposals for amendments to these Articles of Incorporation which do not conflict with the Condominium Act or the Declaration may be made either by the Board of Directors or by sixty-seven (67%) percent of the Members. Such proposals shall be in writing and shall be delivered to the President who shall thereupon call a special meeting of the Members not less than ten (10) days nor more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting the Members may, in lieu thereof, call a special meeting. Such request shall state the purpose or purposes of the proposed amendment(s). Notice of such special meeting shall be given and posted in the manner provided in the By-laws. Upon the affirmative vote of sixty-seven (67%) percent of all Members (not just those voting) the amendment shall be adopted.
- B. Any Member may waive the requirements of this Article as to the notice of special meetings vote on proposed amendments to these Articles of Incorporation, either before, at or after a membership meeting at which a vote is taken to amend these Articles, and any amendment passed by sixty-seven (67%) percent of the membership shall not be invalid merely because some members did not receive notice of the special meeting.

ARTICLE XI – INDEMNIFICATION

Every Director and officer of the Association shall be indemnified by the Association to the maximum extent permitted by law, against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceedings or any settlement thereof, to which he may be a party, or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer in bad faith commits an act of willful malfeasance in the performance of his duties; provided, that all settlements must be approved by the Board of Directors as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled. However, the right of indemnification shall not be applicable to any person who receives regular compensation for his duties from which the claim arises except to the extent such acts are covered by insurance and then only to that extent.

IN WITNESS WHEREOF the undersigned incorporator has executed these Articles of Incorporation on this 4th day of November, 2019.

Signed, Sealed and Delivered
in the Presence of:

INCORPORATOR:

Wendi Cueva
Print Name: wendi cueva

Gregg S. Truxton
Gregg S. Truxton

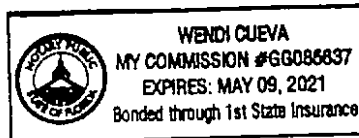
Patty Gardner
Print Name: Patty Gardner

State of Florida)
) ss
County of Lee)

The foregoing instrument was acknowledged before me this 4th day of November, 2019, by Gregg S. Truxton. He (X) is personally known to me or () has produced _____ as identification.

Wendi Cueva
Notary Public
Print Name:

My commission expires:



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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that THE APARTMENTS AT ISLES OF PORTO VISTA II CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at Ft. Myers, Lee County, State of Florida, has named Bolaños Truxton, PA, located at 12800 University Drive, Suite 350, Ft. Myers, Florida 33907, as its agent to accept service of process within the State.

ACKNOWLEDGMENT:

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

Bolaños Truxton, PA

By: Gregg S. Truxton
Gregg S. Truxton