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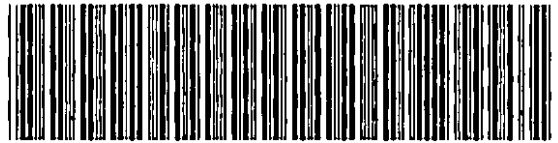
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SECRETARY OF STATE
TALLAHASSEE, FL

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COVER LETTER

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

Scenic View Storage II Condominium Association, Inc.

SUBJECT: _____
(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

Michael R. McKinley, Esq.

FROM: _____
Name (Printed or typed)

1107 W. Marion Ave., Unit 1107

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 articles.

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**Articles of Incorporation
of**

SECRETARY OF STATE
TALLAHASSEE, FL

Scenic View Storage II Condominium Association, Inc.

(A Florida Not-For-Profit Corporation)

The undersigned, hereby subscribes to and adopts the following as the Articles of Incorporation (the "Articles") under the laws of the State of Florida:

ARTICLE I.

The name of this corporation is Scenic View Storage II 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 II, 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 II, 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 II, 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 (2020), and in the Scenic View Storage II 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	-	Donald Ray Marshall
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) Donald Ray Marshall	1614 Albatross Drive 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.

ARTICLE XIII.

Each unit in Scenic View Storage II, 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 Articles of Incorporation were approved by the Developer on NOVEMBER 16, 2020, pursuant to the Developer's authority under the Declaration and as stated in Article XII herein.

Developer:

SCENIC VIEW STORAGE II, LLC, a Florida limited liability company

By: David L. Anthony

David L. Anthony, Manager

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 16th day of NOVEMBER, 2020.

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

By: David L. Anthony

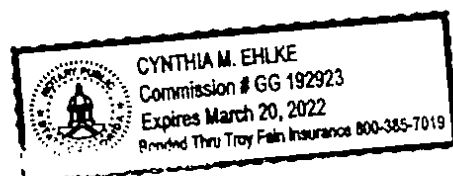
David L. Anthony, President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of NOVEMBER, 2020, by DAVID L. ANTHONY, as Manager of Scenic View Storage II, LLC, a Florida limited liability company, and as President of Scenic View Storage II Condominium Association, Inc., a Florida not for profit corporation, who is personally known to me or who produced _____ as identification.

My commission expires:

Cynthia M. Ehlike
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 II 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 II CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit corporation

By:


David L. Anthony, President

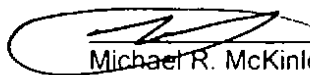
SECRETARY OF STATE
TALLAHASSEE, FL

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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.