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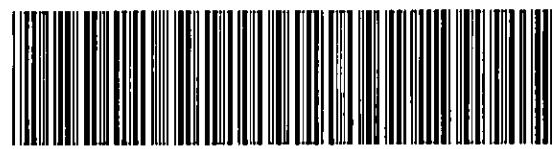
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**CAPITAL CONNECTION, INC.**

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308 56th STREET LAND CONDOMINIUM

ASSOCIATION, INC

- Art of Inc. File \_\_\_\_\_
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
- Trade/Service Mark \_\_\_\_\_
- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
- Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
- UCC 11 Retrieval \_\_\_\_\_
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Signature \_\_\_\_\_

Requested by: vw      08/19/21

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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ARTICLES OF INCORPORATION

2021 AUG 19 PM 12: 03

OF

SECRETARY OF STATE  
TALLAHASSEE, FL

308 56<sup>th</sup> STREET LAND CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

The undersigned hereby forms a corporation not for profit under Chapter 617, Florida Statutes, and certifies as follows:

ARTICLE I  
NAME

The name of the corporation is **308 56<sup>th</sup> STREET LAND CONDOMINIUM ASSOCIATION, INC., a Florida not-for profit corporation** (the "Association").

ARTICLE II  
ADDRESS

The street address of the initial principal office of the Association is 9009 9<sup>th</sup> Avenue NW, Bradenton, FL 34209 and the initial mailing address of the Association is 9009 9<sup>th</sup> Avenue NW, Bradenton, FL 34209

ARTICLE III  
PURPOSE AND POWERS

A. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of 308 56<sup>th</sup> STREET, A LAND CONDOMINIUM located in Manatee County, Florida.

B. The Association is organized and shall exist upon a non-stock basis as a corporation not-for-profit under the laws of the State of Florida and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not-for-profit under the laws of the State of Florida, except as limited or modified by these Articles, the Declaration of Condominium, the Bylaws or the Florida Condominium Act; and it shall have all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may hereafter be amended, including but not limited to the following:

a. To make and collect assessments against members of the Association, to defray the costs, expenses and losses of the condominium, and to use the proceeds of assessments in the exercise of its powers and duties.

b. To maintain, repair, replace and operate the Condominium Property and Association Property.

c. To purchase insurance upon the Condominium Property and Association Property for the protection of the Association, its members, and their mortgagees.

d. To reconstruct improvements after casualty and to make further improvements of the property.

e. To make, amend and enforce reasonable rules and regulations governing the use of the Common Elements

f. To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, and the Bylaws of the Association.

g. To contract for the management and maintenance of the condominium and to delegate any powers and duties of the Association in connection therewith except each as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership

of the Association.

h. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the condominium.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws

#### **ARTICLE IV** **MEMBERSHIP**

A. The members of the Association shall consist of all record owners of a fee simple interest in one or more units in the condominium, and as further provided in the Bylaws; after termination of the condominium the members shall consist of those who are members at the time of such termination.

B. Change of membership shall be established by recording in the Public Records of Manatee County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

C. Prior to the recording of the Declaration of Condominium of 308 56<sup>TH</sup> STREET, A LAND CONDOMINIUM, the subscriber hereto shall constitute the sole member of the Association.

D. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to the unit.

E. The owners of each unit, collectively, shall be entitled to vote in Association matters as set forth in the Declaration of Condominium and Bylaws.

#### **ARTICLE V** **TERM**

The term of the Association shall be perpetual.

#### **ARTICLE VI** **AMENDMENTS**

A. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of two-thirds (2/3) of the voting interest at any annual or special meeting, or by approval in writing of the owners of two-thirds (2/3) of the voting interest without a meeting, provided that notice of any proposed amendment has been given to the members of the Association and that the notice contains a copy of the proposed amendment.

B. An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Manatee County, Florida.

#### **ARTICLE VII** **DIRECTORS AND OFFICERS**

A. The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than two (2) Directors. Except for Directors appointed by the Developer, all Directors must be either members of the Association, relatives of a member, or a person having at least 25% ownership in an entity that is a member.

B. Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws and subject to the Condominium Act.

C. The names and addresses of the initial Board of Directors who have been selected by the Developer and who shall serve until their successors are elected and have qualified or until they resign or

are removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kyle Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209
Amanda Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209
Jackie Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209

D. The business of the Association shall be conducted by the Officers as designated in the Bylaws. The Officers shall be elected by the Board of Directors at its first meeting and shall serve at the pleasure of the Board.

E. The names and addresses of the initial Officers who have been selected by the Board of Directors and who shall serve until their successors are elected and have qualified or until they resign or are removed, are as follows:

<u>POSITION</u>	<u>NAME</u>	<u>ADDRESS</u>
President	Kyle Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209
Vice President	Amanda Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209
Secretary	Kyle Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209
Treasurer	Amanda Kleppinger	9009 9 <sup>TH</sup> Avenue NW, Bradenton, FL 34209

#### **ARTICLE VIII** **INCORPORATOR**

The name and address of the incorporator is: William C. Robinson, Jr., 802 11<sup>th</sup> Street West, Bradenton, Florida 34205.

#### **ARTICLE IX** **INDEMNIFICATION**

A. The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees, actually and reasonably incurred by or imposed on him or her in connection with any legal proceeding (or settlement or appeal of such proceeding) in which he or she may be a party because of his being or having been a Director or officer of the Association to the fullest extent that may be permitted by law.

B. 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.

#### **ARTICLE X** **BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors, and may be altered, rescinded or amended by a majority of the Board, except as otherwise may be provided by the Bylaws and the Declaration of Condominium.

#### **ARTICLE XI** **INITIAL REGISTERED AGENT**

The initial registered office of this corporation shall be at 9009 9<sup>TH</sup> Avenue NW, Bradenton, FL 34209

with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be 802 11<sup>th</sup> Street West, Bradenton, Florida 34205.

IN WITNESS WHEREOF, the Incorporator has affixed his signature the day and year set forth below.

Witnesses:

Ashley Jayne Lepper  
Signature

Ashley Jayne Lepper  
Printed Name

Printed Name

Eileen M. Pennington  
Signature

Eileen M. Pennington  
Printed Name

[Signature]  
Name: William C. Robinson, Jr., as Vice President  
of Blalock Walters, PA

Address: 802 11<sup>th</sup> Street West, Bradenton, Florida  
34205

Date: Aug 18, 2021

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

In compliance with the laws of Florida, the following is submitted:

Desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, 308 56<sup>th</sup> Street Land Condominium Association, Inc., a Florida not-for-profit corporation, the corporation named in the said articles has named Blalock Walters, PA located at 802 11<sup>th</sup> Street West, Bradenton, Florida 34205, Bradenton, Florida 34205, as its statutory registered agent.

Having been named the statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.



William C. Robinson, Vice President  
Blalock Walters, PA

DATED: Aug 18, 2021

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TALLAHASSEE, FL