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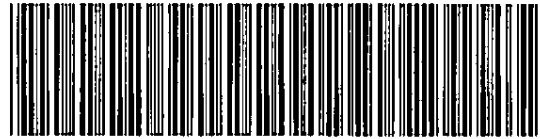
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**ARTICLES OF INCORPORATION OF
PORTO VISTA MASTER PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation under the Florida Not For Profit Corporation Act, hereby adopts the following Articles of Incorporation.

**ARTICLE ONE
NAME**

The name of the Corporation is **PORTO VISTA PROPERTY OWNERS ASSOCIATION, INC.**, (hereinafter the "Corporation").

**ARTICLE TWO
PRINCIPAL OFFICE**

The street address of the principal office of the Corporation is 333 Tamiami Trail South, Suite 205, Venice, FL 34285. The mailing address is the same.

**ARTICLE THREE
PURPOSE AND POWERS**

(A) The specific primary purposes for which the Corporation is organized is to provide an entity pursuant for the ownership, maintenance, preservation, operation and architectural control of certain property, structures and recreation and common facilities for The Porto Vista Complex located in Sarasota County, Florida, and to promote the health, safety, and welfare of the residents within the above described property and such additions thereto as may hereafter be brought within the jurisdiction of the Corporation for such purpose.

(B) The activities of the Corporation shall be financed by assessments on Member Association as provided in the Declaration of Covenants for The Porto Vista Master Property Owners Association, Inc., to be recorded in the Public Records of Sarasota County, Florida.

(C) The Corporation shall have all of the common law and statutory powers of a corporation not in conflict with the terms of these Articles of Incorporation, including the power to regulate the use of the areas and structures placed under the jurisdiction of the Corporation, and to enforce the Rules and Regulations of the Corporation.

(D) The Corporation shall have all of the powers and duties reasonably necessary to maintain, manage and operate the surface water management system facilities and the common areas pursuant to the Articles, the Corporation's Bylaws and the Declaration of Covenants (the "Declaration"); as they may be amended from time to time. The Corporation shall have and exercise any and all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

ARTICLE FOUR EXISTENCE OF THE CORPORATION

This Corporation shall have perpetual existence. If, however, the Corporation ceases to exist, any controlling governmental authority may assume the duties of the Corporation to maintain the surface water management system and other common property.

ARTICLE FIVE MEMBERSHIP AND VOTING RIGHTS

The members of this Corporation shall be the Condominium Associations of each residential condominium located within The Porto Vista Complex. Whenever a vote of the members is required, each member Association shall be entitled to one (1) vote in Corporation matters for each Unit within that Member Association. The manner of exercising voting rights shall be set forth in the Bylaws. The share of Member Association in the funds and assets of the Corporation cannot be assigned, withdrawn or transferred in any manner.

ARTICLE SIX DIRECTORS

The affairs of the Corporation shall be administered by a Board of Directors consisting of the number Directors determined by the Bylaws, but not less than three (3), and in the absence of such determination, shall consist of three (3) directors.

Except for Directors initially appointed by the Declarant, Directors shall be appointed or elected by the Member Associations in the manner described in the Bylaws. Directors may be removed and vacancies on the Board of Directors filled in the manner provided in the Bylaws.

The business of the Corporation shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its annual meeting and shall serve at the pleasure of the Board.

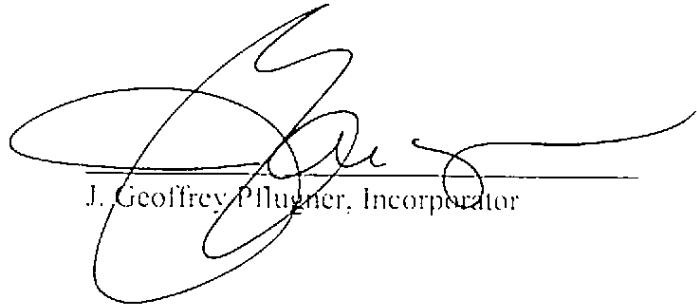
**ARTICLE SEVEN
INITIAL REGISTERED AGENT AND ADDRESS**

As set forth in the registered agent's written acceptance of appointment which is delivered to the Department of State with these Articles of Incorporation, the name and address of the initial registered agent for the Corporation is J. Geoffrey Pflugner, 8470 Enterprise Circle, Suite 201, Bradenton, FL 34202.

**ARTICLE EIGHT
INCORPORATOR**

The name and street address of the incorporator is J. Geoffrey Pflugner, 8470 Enterprise Circle, Suite 201, Bradenton, FL 34202.

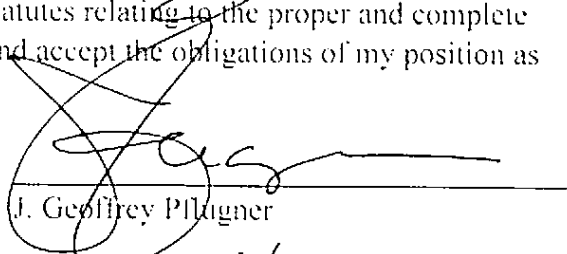
The undersigned has executed these Articles of Incorporation this 4th day of October, 2021.



J. Geoffrey Pflugner, Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned, who has been designated registered agent and to accept service of process for the above corporation, affirms that her name is J. Geoffrey Pflugner, and the address for the registered office of the corporation is 8470 Enterprise Circle, Suite 201, Bradenton, FL 34202. I hereby accept this appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.



J. Geoffrey Pflugner

Date

10/4/21