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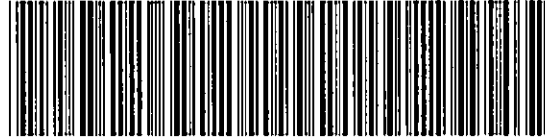
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File No. 14324 001

October 1, 2021

Department of State
The Centre of Tallahassee
2415 N. Monroe St., Suite 810
Tallahassee, FL 32303

Re: Charlotte Harbor Commercial Condominium Association, Inc.

Gentlepersons:

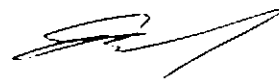
Enclosed please find the original and one copy of Articles of Corporation of Charlotte Harbor Commercial Condominium Association, Inc., along with our check in the amount of \$87.50, which amount constitutes the filing fees for same. Please file the original Articles of Corporation and return a file-stamped copy in the self-addressed envelope provided.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

GOLDMAN, TISEO & STURGES, P.A.

By:



Ernest W. Sturges, Jr., Esq.

EWS/kls

EE:Karen G'FORMS/Corporate - LLC Documents-Ltr to Division of Corporations.wpd

Enclosure

ARTICLES OF INCORPORATION
OF
CHARLOTTE HARBOR COMMERCIAL
CONDOMINIUM ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

2021 OCT - 6 PM 1:13

ARTICLE I.

The name of this corporation is CHARLOTTE HARBOR COMMERCIAL CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 4137 James Street, Port Charlotte, Florida 33980, and the mailing address of the corporation is 4137 James Street, Port Charlotte, Florida 33980.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the CHARLOTTE HARBOR COMMERCIAL CONDOMINIUM, 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 CHARLOTTE HARBOR COMMERCIAL CONDOMINIUM, a non-residential 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 CHARLOTTE HARBOR COMMERCIAL CONDOMINIUM, a non-residential Condominium shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

	<u>NAME</u>	<u>ADDRESS</u>
a)	MICHAEL M DEGENARO	4137 James Street, Port Charlotte, Florida 33980.
b)	CHESTER L ADAMSON	4137 James Street, Port Charlotte, Florida 33980.
c)	FRANK LENHARDT	4137 James Street, Port Charlotte, Florida 33980.

ARTICLE VII.

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.

ARTICLE VIII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Jason Lenhardt</i>
<i>Vice President</i>	-	<i>Todd Adamson</i>
<i>Secretary</i>	-	<i>Michael M. Degenaro</i>
<i>Treasurer</i>	-	<i>Michael M. Degenaro</i>

ARTICLE IX.

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)	MICHAEL M DEGENARO	4137 James Street, Port Charlotte, Florida 33980.
b)	CHESTER L ADAMSON	4137 James Street, Port Charlotte, Florida 33980.
c)	FRANK LENHARDT	4137 James Street, Port Charlotte, Florida 33980.

ARTICLE X.

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 XI.

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 Declaration of Condominium.

ARTICLE XII.

Each unit in CHARLOTTE HARBOR COMMERCIAL CONDOMINIUM, a non-residential 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 XIII.


This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIV.

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.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 16 day of September, 2021.

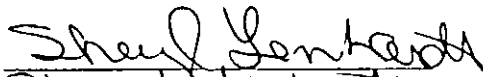
Signed, Sealed and Delivered in the Presence of:



FRANK LENHARDT
Printed name of first witness



MICHAEL M DEGENARO



Sheryl Lenhardt
Printed name of second witness


State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2021, by MICHAEL M DEGENARO, who is personally known to me or who produced _____ as identification.

{SEAL}



Lauren A. Hulse
Comm. #HH056647
Expires: Feb. 9, 2025
Bonded Thru Aaron Notary



Notary Public


Printed Name of Notary

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:


CHARLOTTE HARBOR COMMERCIAL 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 Englewood, County of Charlotte, State of Florida, has designated Ernest W. Sturges, Jr., whose street address is 701 JC Center Court, Suite 3, Port Charlotte, Florida 33954, as its agent to accept service of process within this state.

CHARLOTTE HARBOR COMMERCIAL
CONDOMINIUM ASSOCIATION, INC., a Florida not-
for-profit corporation

By: 
Name: MICHAEL DEGENARO
Its: Secretary

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.


ERNEST W. STURGES, JR.

Todd Adamson
Todd Adamson
Printed name of first witness

MICHAEL DELONARDO
M. Delonardo
Printed name of second witness

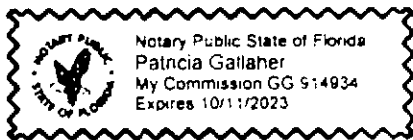
Chester L. Adamson
CHESTER L. ADAMSON

2021 OCT - 6 PM 1:00

State of FLORIDA
County of LEE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22nd day of SEPT., 2021, by CHESTER L. ADAMSON, who is personally known to me or who produced as identification.

[SEAL]



Patricia Gallaher
Notary Public
PATRICIA GALLAHER
Printed Name of Notary

Jason Lenhardt
Jason Lenhardt
Printed name of first witness

Sheryl Lenhardt
Sheryl Lenhardt
Printed name of second witness

Frank Lenhardt
FRANK LENHARDT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2021, by FRANK LENHARDT, who is personally known to me or who produced FL. ID as identification.

[SEAL]



Lauren A. Hulse
Comm. #HH036047
Expires: Feb. 9, 2025
Bonded Thru Aaron Notary

Lauren Hulse
Notary Public
Lauren Hulse
Printed Name of Notary