

**Electronic Articles of Incorporation  
For**

N23000008141  
FILED  
July 06, 2023  
Sec. Of State  
crico

LOTIS WELLINGTON 2 PROPERTY OWNER'S ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

LOTIS WELLINGTON 2 PROPERTY OWNER'S ASSOCIATION, INC.

**Article II**

The principal place of business address:

2300 GLADES ROAD  
SUITE 202E  
BOCA RATON, FL. 33431

The mailing address of the corporation is:

2300 GLADES ROAD  
SUITE 202E  
BOCA RATON, FL. 33431

**Article III**

The specific purpose for which this corporation is organized is:

THE PURPOSES AUTHORIZED BY THE GOVERNING DOCUMENTS,  
INCLUDING, WITHOUT LIMITATION, THE OPERATION,  
MAINTENANCE, AND CONTROL OF THE PROPERTIES COMPRISING  
LOTIS WELLINGTON 2 AS A NOT FOR PROFIT CORPORATION UNDER  
FLORIDA LAW.

**Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

**Article V**

The name and Florida street address of the registered agent is:

PG LAW, PL  
5030 CHAMPION BLVD  
STE G11-281  
BOCA RATON, FL. 33496

I certify that I am familiar with and accept the responsibilities of  
registered agent.

Registered Agent Signature: STEPHEN J. GRAVE DE PERALTA

## Article VI

The name and address of the incorporator is:

LOTIS WELLINGTON 2, LLC  
2300 GLADES ROAD  
SUITE 202E  
BOCA RATON, FL 33431

Electronic Signature of Incorporator: JAMES S. GIELDA

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D, P  
JAMES S GIELDA  
2300 GLADES ROAD, SUITE 202E  
BOCA RATON, FL. 33431

Title: D,VP  
ADAM P FREEDMAN  
2300 GLADES ROAD, SUITE 202E  
BOCA RATON, FL. 33431

Title: D,ST  
RICHARD KASSER  
2300 GLADES ROAD, SUITE 202E  
BOCA RATON, FL. 33431