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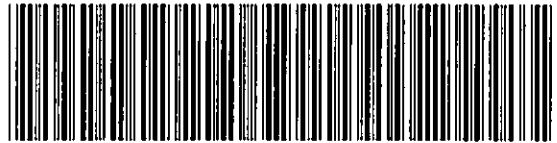
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STATE
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ARTICLES OF INCORPORATION
OF
LUXE STORAGE ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

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TALLAHASSEE FL
CLERK OF CIRCUIT COURT

ARTICLE I.

The name of this corporation is **LUXE STORAGE ASSOCIATION, INC.** The initial principal office of the corporation is 1107 W. Marion Avenue, Unit 111, Punt Gorda, Florida 33950, and the initial mailing address of the corporation is 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of **LUXE STORAGE** 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 **LUXE STORAGE**, 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 **LUXE STORAGE**, 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 of termination, dissolution, or final liquidation of the Corporation, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310 of the Florida Administrative Code or any amendment thereto, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

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CLERK OF THE CIRCUIT COURT

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, control and convey property.
- b. Operate and maintain the Stormwater Management System and Drainage Facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.
- c. Establish rules and regulations, governing membership and the use of units and Common Elements.
- d. Assess members for the costs of operating and maintaining the Condominium and Common Elements, including the Stormwater Management System, and enforce the collection of assessments.
- e. Sue and be sued.
- f. Contract for services to provide for operation and maintenance of the Condominium Property including, but not limited to, the Stormwater Management System and Drainage Facilities if the Association contemplates employing a maintenance company.
- g. Require all unit owners to be members of this Corporation.
- 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:

NAME

ADDRESS

a) Harding Dormire

3857 Acline Rd., Unit 104
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 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, subject to the rights of the Developer to elect directors as provided in Section 718.301, Florida Statutes (2023), and in Declaration of Condominium of LUXE STORAGE, A Non-Residential Condominium.

ARTICLE IX.

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

<i>President</i>	-	<u>Jay Nadelson</u>
<i>Vice President</i>	-	<u>Harding Dormire</u>
<i>Secretary</i>	-	<u>Harding Dormire</u>
<i>Treasurer</i>	-	<u>Jay Nadelson</u>

ARTICLE X.

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

<i>Name</i>	<i>Address</i>
a) Jay Nadelson	3632 Darin Drive Punta Gorda, Florida 33950
b) Harding Dormire	3857 Acline Rd, Unit 104 Punta Gorda, Florida 33950
c) Nancy Hockenbery	3632 Darin Drive 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 voting interests. 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 for LUXE STORAGE, A Non-Residential Condominium.

ARTICLE XIII.

Each unit in LUXE STORAGE, a Non-Residential Condominium shall have one (1) full vote with respect to all matters to be determined by the members of this corporation. The said voting rights shall be the Voting Interests distributed to members of this corporation, and the Voting Interest Holder shall be the Unit Owner. Votes of each Voting Interest Holder 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.

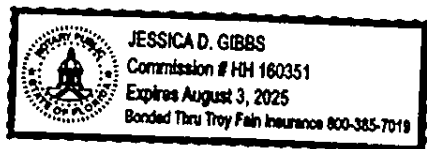
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 12th day of September, 2023.



Harding Dormire

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of September, 2023, by HARDING DORMIRE, who is personally known to me or who produced Driver's license as identification.

My commission expires:




Notary Public

Printed Name of Notary

Serial or Commission Number

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STATE OF FLORIDA
COUNTY OF CHARLOTTE

**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**

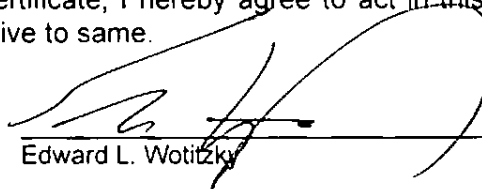
In compliance with Section 48.091, Florida Statutes, the following is submitted:

LUXE STORAGE 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 Punta Gorda, County of Charlotte, State of Florida, has designated Edward L. Wotitzky 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.

LUXE STORAGE ASSOCIATION, INC.

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.


Edward L. Wotitzky

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STATE OF FLORIDA
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF CHARLOTTE, FL