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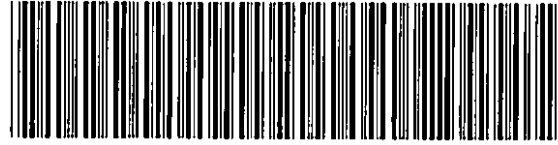
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## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Florida Garage Condos of Englewood II, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Ernest W. Sturges, Jr., Esq.  
Name (Printed or typed)

201 JC Vista Court, Suite 3  
Address

Port Charlotte, Florida 33954  
City, State & Zip

(941) 625-6666  
Daytime Telephone number

esturges@stslawfirm.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**  
**OF**  
**FLORIDA GARAGE CONDOS OF ENGLEWOOD II, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I.**

The name of this corporation is FLORIDA GARAGE CONDOS OF ENGLEWOOD II, INC. The initial principal office of the corporation is 1498 S. McCall Road, Unit C, Englewood, FL., and the mailing address of the corporation is 1498 S. McCall Road, Unit C, Englewood, FL.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed FLORIDA GARAGE CONDOS OF ENGLEWOOD II, 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 FLORIDA GARAGE CONDOS OF ENGLEWOOD II, 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 FLORIDA GARAGE CONDOS OF ENGLEWOOD II, 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 corporation shall have all the power granted to it under Florida law, including those provided in Chapter 718, Florida Statutes (the Florida Condominium Act) and Chapter 617, Florida Statutes (the Not-for-Profit Corporations Act), and shall also include, but not be limited to, the following:

1. Own and convey property;
2. Operate and perform maintenance of the common elements or as required by the Declaration of Condominium or Florida law;
3. Establish rules and regulations governing membership or take any other actions necessary for the purposes for which the corporation or association was organized;
4. Assess members for the cost of operating and maintaining the common elements, including the stormwater management system, and enforce the collection of such assessments;
5. Sue and be sued;

6. Contract for services to provide for operation and maintenance of the common elements.

#### **ARTICLE VII.**

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

##### **NAME**

##### **ADDRESS**

Richard Lake	1498 South McCall Road, Englewood, FL 34223 US
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#### **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 and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2021), and in FLORIDA GARAGE CONDOS OF ENGLEWOOD II Declaration of 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>	-	<i>Richard Lake</i>
<i>Vice President</i>	-	<i>Shannon Lake</i>
<i>Secretary</i>	-	<i>Bobbi Sue Letso</i>
<i>Treasurer</i>	-	<i>Richard Lake</i>

#### **ARTICLE X.**

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

##### **NAME**

##### **ADDRESS**

a)	Richard Lake	1498 South McCall Road, Englewood, FL 34223 US
a)	Shannon Lake	1498 South McCall Road, Englewood, FL 34223 US
b)	Bobbi Sue Letso	1498 South McCall Road, Englewood, FL 34223 US

#### **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 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 FLORIDA GARAGE CONDOS OF ENGLEWOOD II, Declaration of Condominium.

**ARTICLE XIII.**

Each unit in FLORIDA GARAGE CONDOS OF ENGLEWOOD II, 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 XIV.**

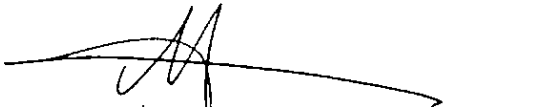
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.


**ARTICLE XV.**

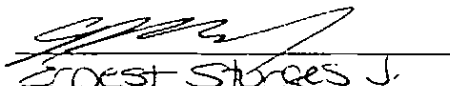
No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 8<sup>th</sup> day of May, 2024.

*Signed, Sealed and Delivered in the Presence of:*

  
\_\_\_\_\_  
Melissa Hardick  
Printed name of first witness

  
\_\_\_\_\_  
RICHARD LAKE

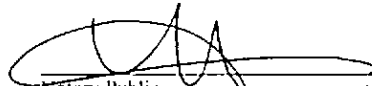
  
\_\_\_\_\_  
Ernest Storgess J.  
Printed name of second witness

State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9 day of May, 2024, by Richard Lake who is personally known to me or who produced FL License as identification.

[SEAL]



  
\_\_\_\_\_  
Notary Public  
Melissa Headrick  
\_\_\_\_\_  
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:


FLORIDA GARAGE CONDOS OF ENGLEWOOD II, 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.

**FLORIDA GARAGE CONDOS OF ENGLEWOOD  
II, INC., a Florida not-for-profit corporation**

By: \_\_\_\_\_

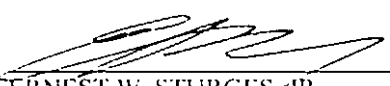
Name: \_\_\_\_\_

Its: \_\_\_\_\_

  
\_\_\_\_\_  
Richard Lake  
\_\_\_\_\_  
President

**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.