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FLORIDA PROFIT/NON PROFIT CORPORATION

Sunset Lakes Association, Inc.

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FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF
SUNSET LAKES ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

2025 JUN 16 PM 2:10
SECRETARY OF STATE
FLORIDA

ARTICLE I.

The name of this corporation is **SUNSET LAKES 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 **SUNSET LAKES**, a Residential Condominium (herein referred to as "the Condominium"), located in Lee County, Florida, and to operate property owned by the Association. The corporation shall act as the condominium association as required in accordance with the Florida Condominium Act (the "Act"), Chapter 718 of the Florida Statutes.

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 **SUNSET LAKES**, a 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 **SUNSET LAKES**, a 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 (herein referred to as "SMS") must be transferred to and accepted by an entity which complies with applicable provisions of the Florida Administrative Code or any amendment thereto, and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

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STATE
TALLAHASSEE, FL

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 SMS 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 and amend 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 SMS, 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 SMS and Drainage Facilities if the Association contemplates employing a maintenance company.
- g. Require all unit owners to be members of this Corporation.
- h. Purchase insurance upon the Condominium Property and Insurance for the protection of the Association, its officers, directors and members as Unit Owners.
- i. Approve or disapprove the leasing, transfer, ownership, and possession of Units as may be provided by the Declaration of Condominium.
- j. Employ personnel to perform the services required for proper operation of the Condominium.
- k. Make contracts and incur liabilities, borrow money at such rates of interest as the Board may determine, issue its notes, bonds and other obligations, and secure its obligations by mortgage and pledge of all or any of its property, assessments, special assessments, or income or rights.
- l. 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**

Edward L. Wotitzky, Esq.

1107 W. Marion Avenue, Unit 111
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 (7). 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 (2024), and in Declaration of Condominium of SUNSET LAKES, A 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:

President - H. Charles Tapalian
Vice President - Charles Tapalian, Jr.
Secretary - Richard Tapalian
Treasurer - H. Charles Tapalian

ARTICLE X.

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>
H. Charles Tapalian	4740 11 th Avenue SW Naples, Florida 34116
Charles Tapalian, Jr.	44 Davis Street Seekonk, MA 02771
Richard Tapalian	44 Davis Street Seekonk, MA 02771

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 E. L. WOTITZKY
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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 SUNSET LAKES, A Residential Condominium.

ARTICLE XIII.

Each unit in SUNSET LAKES, a 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.

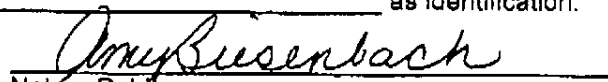
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 16th day of June, 2025.

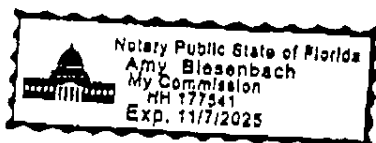

 Edward L. Wotitzky

State of Florida
 County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of June, 2025, by Edward L. Wotitzky, who is personally known to me or who produced _____ as identification.

My commission expires:


 Notary Public
 Printed Name of Notary
 Serial or Commission Number



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

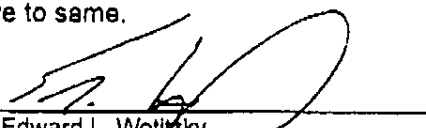
In compliance with Section 48.091, Florida Statutes, the following is submitted:

SUNSET LAKES 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.

SUNSET LAKES 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