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N9500002015

ACCOUNT NO. 1100000000

REFERENCE : 504311 814458

AUTHORIZATION : *Patricia Pjits*

COST LIMIT : \$ 122.50

ORDER DATE : April 24, 1995

ORDER TIME : 2:33 PM

ORDER NO. : 584311

800001463588

CUSTOMER NO: 814458

CUSTOMER: Mr. Robert H. Berntson
BATESL MCKINLEY ITTERBAGEN &
GUNDERSON, P.A.
18401 Murdock Circle

Port Charlotte, FL 33948

DOMESTIC FILING

NAME: BOMAN SUBDIVISION PROPERTY
OWNERS' ASSOCIATION, INC.

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Debbie Skipper

EXAMINER'S INITIALS:

T. BROWN APR 27 1995

FILED
95 APR 25 PM 1:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WAS 8775

2275



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 25, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: BOMAN SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.
Ref. Number: W95000008795

We have received your document for BOMAN SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC. and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6932.

Teresa Brown
Corporate Specialist

Letter Number: 895A00019443

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

ARTICLES OF INCORPORATION
OF
BOMAN SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

FILED
95 APR 25 PM 1:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I.

The name of this corporation is BOMAN SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC. The principal address for the office of the corporation is 13000 Windcrest Drive, Port Charlotte, Florida 33953.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of Boman Subdivision, a residential subdivision composed of eleven (11) lots on real property located in Charlotte County, Florida.

ARTICLE III.

The qualification of members and the manner of their admission shall be as follows: Any person or persons or entity that hold(s) title in fee simple to a lot in Boman Subdivision shall, by virtue of such ownership, automatically be a member of this corporation.

ARTICLE IV.

Each lot owner in the development shall have voting rights as follows, which vote shall be cast by a designated owner as provided for in the Declaration of Covenants, Conditions and Restrictions:

The Association shall have two classes of voting membership.

CLASS A: Class A members shall be all owners except for the Developer. Each Class A member shall be entitled to one (1) vote for each parcel for which he holds the interest for membership required by Article III. When more than one person holds such interest or interests in any parcel, all such persons shall be members and the vote for each parcel shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any parcel.

CLASS B: The Class B member shall be the Developer, its successors and assigns. The Class B member shall be entitled to twenty (20) votes for each unsold parcel, whether or not constructed, provided that when the total votes outstanding in the Class A membership equals ten (10), the Class B membership shall cease to be converted to Class A membership, including all parcels held by Developer if Developer shall decide to retain ownership of any parcels.

In the event that a lot is subdivided, the owners shall have the voting rights attributable to such lots on a prorata basis.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The name and address of the subscriber to these Articles of Incorporation is as follows:

Robert H. Berntsson

18401 Murdock Circle
Port Charlotte, Florida 33948

ARTICLE VII.

The street address and mailing address of the initial registered office of this corporation shall be 18401 Murdock Circle, Port Charlotte, Florida 33948. The name of the initial registered agent at such address is Robert H. Berntsson.

ARTICLE VIII.

The affairs of the corporation are to be managed initially by a Board of Directors. The first Board of Directors shall consist of at least one (1) Director, and therefore, the membership of the Board shall consist of at least one (1) but no more than five (5) Directors. The Developer shall have the right to designate the membership of the initial Board of Directors. Parcel owners other than the Developer will be allowed to elect the majority of the members of the Board of Directors, and thus control the Association at whichever of the following shall first occur:

(a) No later than (6) months after the Developer has sold and conveyed ten (10) parcels representing ninety-five percent (95%) (rounded) of all parcels.

(b) When the Developer has sold some of the parcels and none of the other parcels are held by the Developer for sale in the ordinary course of business.

The Directors will be elected each year at the annual meeting of the Corporation as provided for in the Bylaws.

ARTICLE IX.

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

Roman K. Najmi	President
Roman K. Najmi	Vice-President
Roman K. Najmi	Secretary
Roman K. Najmi	Treasurer

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the Association 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 75% vote of all the members, provided, however, that these Articles may not be amended without the consent of the Developer until such time as there are no Class "B" members of the Association. Due notice of the meeting must be given as provided for in the Bylaws.

ARTICLE XII.

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 property owners' 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 21st day of April, 1995.

Witnesses:

Kimberly A Taylor
Name: Kimberly A. Taylor
Cynthia M. Glitch
Name: Cynthia M. Glitch

Robert H. Berntsson
Robert H. Berntsson

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 21st day of April, 1995 by ROBERT H. BERNTSSON, who is personally known to me and who did/did not take an oath.

Kimberly A Taylor
Notary Public
My Commission Expires:



KIMBERLY G. TAYLOR
MY COMMISSION # CC 184430 EXPIRES
March 4, 1996
BONDED THRU TROY FARM INSURANCE, INC.

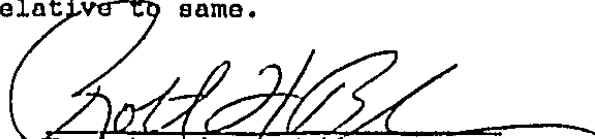
CERTIFICATE DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE
FOR THE SERVICE OF PROCESS

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

BOMAN SUBDIVISION PROPERTY OWNERS' 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 Port Charlotte, County of Charlotte, State of Florida, has designated ROBERT H. BERTSSON, whose street address is 18401 Murdock Circle, Port Charlotte, County of Charlotte, State of Florida, as its agent to accept service of process within this state.

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.


Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA