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PRESSURE SENSITIVE
LEGAL & FINANCIAL SERVICES

NP6000001507

ACCOUNT NO. 072100000032

REFERENCE : 006566 34070

AUTHORIZATION : *Patricia Lyatts*

COST LIMIT : \$ 122.50

ORDER DATE : March 19, 1996

ORDER TIME : 10:21 AM

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ORDER NO. : 006566

CUSTOMER NO: 34070

CUSTOMER: Ms. Mary Schroeder
ICARD MERRILL CULLIS TIMM
FUREN & GINSBURG, PA
2033 Main Street, Suite 600
P. O. Drawer 4195
Sarasota, FL 34237

DOMESTIC FILING

NAME: VILLAGE AT BEEKMAN PLACE
SECTION 3 CONDOMINIUM
ASSOCIATION, INC.

EFFECTIVE DATE:

☒ 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: JENNIFER MORAN

EXAMINER'S INITIALS: _____

FILED
96 MAR 19 AM 9:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. BROWN MAR 20 1996

FILED
96 MAR 19 AM 9:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
VILLAGE AT BEEKMAN PLACE SECTION 3
CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned incorporator by these Articles forms a corporation not for profit pursuant to the laws of the State of Florida, and adopts the following Articles of Incorporation:

ARTICLE I. NAME; PRINCIPAL OFFICE; MAILING ADDRESS

The name of this corporation is VILLAGE AT BEEKMAN PLACE SECTION 3 CONDOMINIUM ASSOCIATION, INC. The principal office and mailing address of the Association is 290 Cocoanut, Sarasota, Florida 34236. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws."

ARTICLE II. TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE III. PURPOSE; POWERS

This Association is organized for the purpose of providing an entity under the Florida Condominium Act (the "Act") for the operation of a condominium located in Sarasota County, Florida, and known as VILLAGE AT BEEKMAN PLACE SECTION 3, a Land Condominium (the "Condominium"), created pursuant to the Declaration of Condominium (the "Declaration"). The Association shall have the powers granted to a condominium association under the Florida Condominium Act and the powers granted to a not-for-profit corporation under the Florida Statutes.

ARTICLE IV. MEMBERS; DIRECTORS

The qualification of members and directors and the manner of their admission shall be as regulated by the Bylaws.

ARTICLE V. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 290 Cocoanut, Sarasota, Florida 34236 and the name of the initial registered agent of this corporation at that address is RONALD MUSTARI.

ARTICLE VI. FIRST BOARD OF DIRECTORS

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

NAME	ADDRESS
RONALD MUSTARI	290 Cocoanut, Sarasota, FL 34236
JOANNE MUSTARI	290 Cocoanut, Sarasota, FL 34236
RANDY MOYLAN	290 Cocoanut, Sarasota, FL 34236

ARTICLE VII. INCORPORATORS

The name and address of the Incorporator is as follows:


NAME	ADDRESS
RONALD MUSTARI	290 Cocoanut, Sarasota, FL 34236

ARTICLE VIII. INDEMNITY

The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a


plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

IN WITNESS WHEREOF the undersigned incorporator has executed these Articles of Incorporation on March 21, 1996.


RONALD MUSTARI, Incorporator

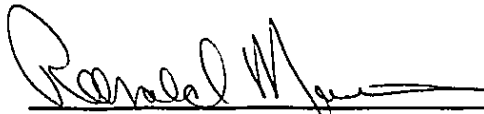
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21 day of March, 1996 by RONALD MUSTARI, who is personally known to me.


TYPE NAME: Mary B. Schindler My Commission # CC487133 EXPIRES August 16, 1999
Notary Public BONDED THRU TROY FARM INSURANCE, INC.

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent to accept service of process for VILLAGE AT BEEKMAN PLACE SECTION 3 CONDOMINIUM ASSOCIATION, INC., at the place designated in these Articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


RONALD MUSTARI

Dated: March 21, 1996.