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1201 HAYS STREET

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ACCOUNT NO. : 072100000032

REFERENCE : 951720 123706A

AUTHORIZATION :

Patricia Pyatt

COST LIMIT : \$ 122.50

ORDER DATE : May 13, 1996

200001819842

ORDER TIME : 2:27 PM

ORDER NO. : 951720

CUSTOMER NO: 123706A

CUSTOMER: Michael Wilson, Esq
DAVID E. OLMSTED, P.A.

Suite 101
18501 Murdock Circle
Port Charlotte, FL 33948

RECEIVED
96 MAY 13 PM 3:22
DIVISION OF CORPORATION

DOMESTIC FILING

W96-10338

NAME: SIDE-BY-SIDE CONDOMINIUM
ASSOCIATION, INC.

634
-613

EFFECTIVE DATE:

XXX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Harry B. Davis

EXAMINER'S INITIALS:

96 MAY 15 AM 9:57
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
9/5/17/96



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

96 MAY 15 PM 9:57

RESUBMIT
Please give original
submission date as file date.

May 16, 1996

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W96000010338

We have received your document for SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

The person designated as registered agent in the document and the person signing as registered agent must be the same.

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) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 996A00024360



FLORIDA DEPARTMENT OF STATE
Sandra B. Morlham
Secretary of State

FILED
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

96 MAY 15 AM 9:

RESUBMIT
Please give original
submission date as file date.

May 15, 1996

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W96000010338

We have received your document for SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

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) 487-6927.

Kathy Hyman
Document Specialist

Letter Number: 896A00024071

RECEIVED
96 MAY 16 AM 10:38
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
FOR

FILED
CLERK OF STATE
CORPORATIONS
05 JUL 15 11 09:57

SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC.

The undersigned subscribers associate themselves through these Articles in order to form a corporation not for profit under the laws of the State of Florida, and do hereby adopt the following Articles of Incorporation:

1. The name of the corporation is Side-By-Side Condominium Association, Inc., hereafter referred to as the "Association".
2. The period of duration for the corporation is perpetual.
3. The purpose of the corporation is to provide an entity, in accordance with the Florida Condominium Act, Chapter 718, and to operate the Condominium located in Charlotte County, Florida, known as Side-By-Side, a Condominium.
4. All terms used in these Articles of Incorporation have the same meaning as designated in the Declaration of Condominium for Side-By-Side, a Condominium, unless these Articles specifically provide otherwise, or unless the context dictates a contrary meaning.
5. The Association shall have all common-law and statutory powers permitted a corporation not for profit under Florida law which do not conflict with these Articles, the Declaration of Condominium, the Association By-Laws, or the Condominium Act. The Association shall also have those powers reasonably necessary to carry out its responsibilities for the operation of the Condominium in accordance with the Declaration of Condominium and the Association By-Laws, which powers shall include, but not be limited to, the following:
 - a. To make and collect assessments against members as unit owners for the purpose of exercising its powers and carrying out its responsibilities for the operation of the Condominium.
 - b. To buy, sell, trade, lease or encumber property, real or personal, and to construct additional improvements on the Condominium property.
 - c. To maintain, repair, replace, reconstruct after casualty, operate and manage the Condominium property or any property owned or leased by the Association for use by unit owners.
 - d. To acquire and pay for insurance on the Condominium property and for the protection of the Association and unit owners.
 - e. In the manner provided in the Association By-Laws, to make and amend reasonable rules and regulations for the use and

appearance of all property in the Condominium for the benefit, health, safety, welfare, and happiness of unit owners.

f. To approve or disapprove the leasing, transfer, mortgaging, ownership or possession of units in the manner provided for in the Declaration of Condominium or the Association By-Laws.

g. To enforce through legal means the Condominium Act, the Declaration of Condominium, the By-Laws of the Association, these Articles and any rule or regulation as contemplated by Paragraph 5E of these Articles.

h. To contract for the management of the Condominium and delegate to a management entity which may be affiliated with the Owner, those powers and duties of which are not specifically required by the Condominium Act to be retained by the Board of Directors, and also to contract for the management of operation those portions of the common elements which are susceptible to such management or operation, or to enter into leases for such common elements for the same purpose.

i. To hire employees to perform the services needed for the proper operation of the Condominium.

The Association shall, in exercising these and all other powers, be subject to and act in accordance with the Condominium Act, the Declaration of Condominium, the Association By-Laws, and these Articles. The Association shall distribute no part of its income to its members, directors, or officers, and if the Association is dissolved, all its assets shall be transferred only to another nonprofit corporation or a public agency. All funds and all titles of any properties acquired by the Association and any proceeds therefrom shall be held in trust for the unit owners in accordance with the Declaration of Condominium, the Association By-Laws, and these Articles.

6. All persons who own a vested present interest in fee to any unit in the Condominium, which is evidenced by a proper instrument properly recorded in the Public Records of Charlotte County, Florida, shall be members of the Association, and upon termination of the Association, members at the time of the termination and their successors and assigns shall be members. Members' shares in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner except as an appurtenance to the unit for which the share is held. In all matters on which the membership is entitled to vote, each member of the Association shall have a vote proportionate to his share in the common elements, as provided for in the Declaration of Condominium and in the Association By-Laws. The manner in which a vote is to be cast or exercised shall be determined by the Declaration of Condominium and the Association By-Laws.

7. The business and affairs of the Association shall be managed by a board consisting of the number of directors determined by the Association By-Laws, but in any event not less than three

(3) directors. Directors need not be members of the Association nor reside in the Condominium. The Board of Directors, its agents, contractors, or employees, shall exclusively exercise all of the powers of the Association existing under the Condominium Act, the Declaration of Condominium, the Association By-Laws, and these Articles, subject only to the approval of the unit owners when such approval is specifically required. The directors shall be elected at the annual meeting of the Association members in the manner provided for by the Association By-Laws. Directors may be removed, and vacancies on the Board may be filled as provided for in the Association By-Laws. The members of the first Board of Directors and their replacements shall be appointed by unit owners. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed, are as follows:

Richard B. French	1234-112 Riding Rocks Lane, Punta Gorda, FL 33950
Nancy S. French	1234-112 Riding Rocks Lane, Punta Gorda, FL 33950
Carl H. Reifeis	1234-111 Riding Rocks Lane, Punta Gorda, FL 33950
Mary E. Reifeis	1234-111 Riding Rocks Lane, Punta Gorda, FL 33950

8. The affairs of the Association shall be administered by the officers provided for in the By-Laws. At the first meeting of the Board of Directors following the Association annual meeting, the Board shall elect the officers who will thereafter serve at the pleasure of the Board. The names and addresses of the officers who shall serve until such time as the Board of Directors appoints successors are as follows:

President	Richard B. French, 1234-112 Riding Rocks Lane, Punta Gorda, FL 33950
Vice President	Carl H. Reifeis, 1234-111 Riding Rocks Punta Gorda, FL 33950
Secretary	Mary E. Reifeis, 1234-111 Riding Rocks Lane, Punta Gorda, FL 33950
Treasurer	Nancy S. French, 1234-112 Riding Rocks Lane, Punta Gorda, FL 33950

9. The Association shall indemnify directors, officers, members, employees, or agents of the Association against all expense and liabilities including attorney's fees, costs, judgments, fines, and settlements reasonably incurred or imposed as a result of any proceeding to which any director, officer, member, employee, or agent of the Association may have been a part or may

have been otherwise involved by reason of his serving or previously having served the Association at its request. However, unless the Board of Directors approves indemnification as being in the best interest of the Association and places in the minutes of the meeting at which such decision is made reasons therefor, no indemnification shall be permitted where a court of competent jurisdiction decides that the party seeking indemnification was guilty of willful misfeasance or malfeasance in the performance of his duties. The right of indemnification shall not be exclusive of any rights to which a person seeking indemnification might be entitled.

10. The first By-Laws of the Association shall be adopted by the Board of Directors. The By-Laws may be amended, altered, or rescinded in any manner provided for in the By-Laws.

11. These Article of Incorporation may be amended as provided for in these Articles. Notice of the subject of a proposed amendment must be included in the notice of the meeting at which the amendment is to be considered. A resolution for the adoption of the amendment may be proposed by either the Board of Directors or any member of the Association. Any Director or member of the Association not present in person or by proxy at the meeting may express his approval in writing provided the approval must be in the possession of the Secretary of the Association at the meeting. Amendments may be approved by a vote of members of the Association represented at a meeting at which a quorum has been attained. No amendment shall change the qualifications for membership, voting or property rights for members, the Association's obligations under Article 5 of these Articles to exercise its powers in accordance with the Condominium Act, the Declaration of Condominium, the By-Laws, and these Articles, or its obligation under Article 5 concerning distribution of Association income, dissolution, and the holding of all funds and title to properties acquired by the Association for the benefit of unit owners, without written approval by all members and the joinder of all record owners of mortgages on units. No amendment may be made which conflicts with the Declaration of Condominium or the Condominium Act. A copy of any amendment which is adopted shall be accepted and certified by the Secretary of State and be recorded in the Public Records of Charlotte County, Florida.

12. The name and addresses of the subscribers to these Articles of Incorporation are:

Richard B. French	1234-112 Riding Rocks Lane, Punta Gorda, FL 33950
Nancy S. French	1234-112 Riding Rocks Lane, Punta Gorda, FL 33950
Carl H. Reifeis	1234-111 Riding Rocks Lane, Punta Gorda, FL 33950

Mary E. Reifeis

1234-111 Riding Rocks Lane, Punta Gorda,
FL 33950

13. The principal office & the initial registered office of this corporation shall be located at 1234-112 Riding Rocks Lane, Punta Gorda, FL 33950, and the initial registered agent at that address is Richard B. French.

IN WITNESS WHEREOF, the undersigned subscribers have affixed their signatures below at Port Charlotte, Florida, on the 9th day of October, 1996.

Mary

Richard B. French
RICHARD B. FRENCH

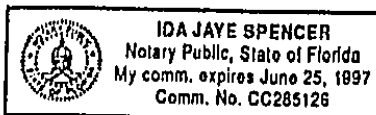
Nancy S. French
NANCY S. FRENCH

Carl H. Reifeis
CARL H. REIFEIS

Mary E. Reifeis
MARY E. REIFEIS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

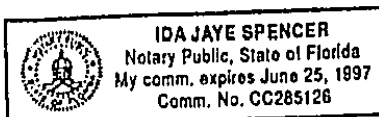
THE FOREGOING instrument was acknowledged before me this 9th day of May, 1996 by Richard B. French and Nancy S. French. They are personally known to me or produced their _____ as identification.



[Signature]
NOTARY PUBLIC
Commission Expires:

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING instrument was acknowledged before me this 9th day of May, 1996 by Carl Reifeis and Mary E. Reifeis. They are personally known to me or produced their _____ as identification.



[Signature]
NOTARY PUBLIC
Commission Expires:

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I, RICHARD B. FRENCH, do hereby accept designation as
Registered Agent of SIDE-BY-SIDE CONDOMINIUM ASSOCIATION, INC.

Dated this 9th day of May, 1996.

Richard B French
Richard B. French

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAY 15 AM 9:57