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PROFESSIONAL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 007005 81445B

AUTHORIZATION :

Patricia Pizzuti

COST LIMIT : \$ 122.50

ORDER DATE : July 1, 1996

ORDER TIME : 3:15 PM

ORDER NO. : 007005

CUSTOMER NO: 81445B

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CUSTOMER: Michael R. McKinley, Esq
BATSEL MCKINLEY ITTERSAGEN &
GUNDERSON, P.A.
18401 Murdock Circle

Port Charlotte, FL 33948

DOMESTIC FILING

NAME: MCGRATH POINT ESTATES
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: Michael E. Klunk

EXAMINER'S INITIALS:

gf 7/2/96

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUL -2 PM 12:26

ARTICLES OF INCORPORATION OF
MCGRATH POINT ESTATES ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUL -2 PM 12: 26

ARTICLE I.

The name of this corporation is MCGRATH POINT ESTATES ASSOCIATION, INC. The principal address for the office of the corporation is 18401 Murdock Circle, Port Charlotte, Florida 33948..

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of McGrath Point Estates, a subdivision composed of twenty-four (24) 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 McGrath Point Estates 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:

Class A Members: Class A members shall be all owners except the Developer. Each Class A member shall be entitled to one vote for each lot in which he holds an interest, in accordance with the Bylaws of the corporation.

Class B. Members: The Class B Member shall be the Developer, McGrath Partners, Ltd., a Florida limited partnership, its successors and assigns, except for Class A Members who have purchased a lot from Developer. The Class B Member's approval shall be required until the earlier of such time as the Class B Member voluntarily authorizes a transfer of its membership to a Class A Member, or until Developer ceases to own ten percent (10%) of the lots. At such time as the Class B Member ceases, Developer shall be entitled to one vote for each lot owned by Developer.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

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

Michael R. McKinley	18401 Murdock Circle Port Charlotte, Florida 33948
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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 Michael R. McKinley.

ARTICLE VIII.

The affairs of the corporation are to be managed initially by a Board of three (3) Directors. The Board may be increased to any number not to exceed seven (7). 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:

C. Guy Batsel	President
Michael R. McKinley	Vice-President
Scott D. Ittersagen	Secretary/Treasurer

ARTICLE X.

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

C. Guy Batsel	1861 Placida Road, Suite 104 Englewood, Florida 34224
Michael R. McKinley	18401 Murdock Circle Port Charlotte, Florida 33948
Scott D. Ittersagen	1861 Placida Road, Suite 104 Englewood, Florida 34224

ARTICLE XI.

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 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 75% vote of all the members, provided, however, that these Articles may not be amended without the consent of McGrath Partners, Ltd., a Florida limited partnership, so long as the respective principals of said partnership remain as Directors. Due notice of the meeting must be given as provided for in the Bylaws.

ARTICLE XIII.

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 24th day of June, 1996.

Witnesses:

Kimberly A. Taylor
Printed Name: Kimberly A. Taylor

Heather D. Burns
Printed Name: HEATHER D. BURNS

Michael R. McKinley
Michael R. McKinley

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 24th day of June, 1996 by MICHAEL R. MCKINLEY, who is personally known to me and who ~~did~~ did not take an oath.

Kimberly A. Taylor
Notary Public



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:

MCGRATH POINT ESTATES 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 MICHAEL R. MCKINLEY, 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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FILED STATE
SECRETARY OF CORPORATIONS
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