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DIVISION OF CORPORATIONS
06 JUN 15 AM 8:18



DOUGLAS J. BURNS, P.A.

2559 Nursery Road - Suite A
Clearwater, FL 33764

Ph. (727) 725-2553
Fax (727) 725-9584



**Certified Public
Accountant**

June 8, 2006

Florida Department of State
Division of Corporations
PO Box 6327
Tallahassee, Florida 32314

Re: Charmant Courtyard Property Owners Association, Inc.

Dear Sir or Madam:

Enclosed please find the original and one copy of the above-referenced Articles of Incorporation, along with my check in the amount of \$70.00 for the filing fee.

Please file the Articles of Incorporation at your earliest convenience and return the confirmation of filing to 2559 Nursery Road, Suite A, Clearwater, Florida 33764.

Thank you for your assistance. Please do not hesitate to contact me if you have any questions or concerns.

Respectfully,

DOUGLAS J. BURNS, P.A.

A handwritten signature in cursive script that reads "Deborah A. Gibson, CPS".

Deborah A. Gibson, CPS

Enclosures

**ARTICLES OF INCORPORATION
OF
CHARMANT COURTYARD PROPERTY OWNERS ASSOCIATION, INC.**

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The undersigned subscriber, he being a natural person, competent to contract for the purpose of forming a corporation under the laws of the State of Florida, does hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

NAME OF BUSINESS: The name of the proposed corporation shall be CHARMANT COURTYARD PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

NATURE OF BUSINESS: The general nature and purpose of business to be transacted, promoted and carried on by the corporation is to engage in any activity or business regarding CHARMANT COURTYARD PROPERTY OWNERS ASSOCIATION, INC., now or hereafter authorized and permitted under the laws of the United States and the State of Florida to be done or exercised by corporations organized for non-for-profit.

ARTICLE III

INITIAL CAPITAL: The amount of capital with which this corporation shall begin business is Five Hundred and 00/100 Dollars (\$500.00).

ARTICLE IV

CAPITAL STOCK: This Corporation is organized under a non-stock basis.

ARTICLE V

TERM OF EXISTENCE: This Corporation shall have a perpetual term of existence, commencing upon receipt of these Articles by the Secretary of State.

ARTICLE VI

ADDRESS OF BUSINESS: The initial and mailing address of the principal office of the proposed corporation in the State of Florida shall be: 5681 Charmant Drive, Clearwater, Florida 33760.

ARTICLE VII

The number of Directors of this corporation shall be no more than five (5) and no less than three (3) Directors. The names and addresses of the Directors who shall hold office for the

first year of existence of the corporation of until a successor or successors are elected or appointed and who have qualified are:

Robert C. Ginski
5681 Charmant Drive
Clearwater, Florida 33760

Bousaun Sinphay
5747 Charmant Drive
Clearwater, Florida 33760

Larry Weigel
6281 39th Street North, Ste C
Pinellas Park, Florida 33781

SUBSCRIBERS: The name and address of the Subscriber of this Corporation is:
Robert C. Ginski, 5681 Charmant Drive, Clearwater, Florida 33760.

K
Courtyard →
Property
Owners
REGISTERED AGENT AND REGISTERED OFFICE: CHARMANT HOMEOWNER'S ASSOCIATION, INC., names and designates Robert C. Ginski, the Registered Agent and also establishes 5681 Charmant Drive, Clearwater, Florida 33760 as its Registered Office within the State of Florida, pursuant to Section 607.164 of the Florida Statutes.

K
Courtyard
Property
Owners
IN WITNESS WHEREOF, the undersigned subscriber to this instrument, Articles of Incorporation of CHARMANT HOMEOWNER'S ASSOCIATION, INC., does place his hand and seal this 7th day of June, 2006 at Clearwater, Florida.

In the presence of:

Douglas G. Bulens
Witness Douglas G. Bulens

Robert C. Ginski
Robert C. Ginski

Deborah A. Gibson
Witness Deborah A. Gibson

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared Robert C. Ginski, personally known to me or has produced Florida Driver's License as identification, and known to be the person described in and who executed the foregoing instrument as Subscriber to the foregoing Articles of Incorporation acknowledges that he executed same for the purposes therein expressed.

WITNESS my hand and seal on this 7th day of June, 2006 at Clearwater, Florida.

Deborah A. Gibson
Notary Public – State of Florida

My Commission Expires:

DEBORAH A GIBSON
Notary Public, State of Florida
My Comm. Expires Nov. 20, 2009
No. DD492262

ACCEPTANCE BY REGISTERED AGENT

I, Robert C. Ginski, 5681 Charmant Drive, Clearwater, Florida, ^{Courtyard Property Owners} 33760 does hereby accept the appointment as Registered Agent of CHARMANT HOMEOWNERS ASSOCIATION, INC., together with the duties and responsibilities attaching to such appointment.

Robert C. Ginski
Robert C. Ginski

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me personally appeared Robert C. Ginski, personally known to me or ~~has~~ produced Florida Driver's License as identification, and known to be the person described in and who executed the foregoing instrument as Subscriber to the foregoing Articles of Incorporation acknowledges that he executed same for the purposes therein expressed.

WITNESS my hand and seal on this 7th day of June, 2006 at Clearwater, Florida.

Deborah A. Gibson
Notary Public – State of Florida

My Commission Expires:

DEBORAH A GIBSON
Notary Public, State of Florida
My Comm. Expires Nov. 20, 2009
No. DD492262

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06 JUN 15 AM 8:10