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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CB 10-12-06

Roosa, Sutton, Burandt & Adamski
*Attorneys and Counselors at Law **

*1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Telephone: 239-542-4733
Facsimile: 239-542-9203*

October 9, 2006

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Dear Clerk:

Re: ARTICLES OF INCORPORATION OF
LAKE SARATOGA VISTAS CONDOMINIUM
ASSOCIATION, INC.
NOT-FOR-PROFIT CORPORATION

Enclosed for filing are the original and one copy of the Articles of Incorporation of the above-named corporation and a check in the amount of \$78.75, to cover the Filing fee and Certificate of Status.

Very truly yours,



RICHARD V.S. ROOSA

RVSR/m
Enc.

**ARTICLES OF INCORPORATION OF
LAKE SARATOGA VISTAS CONDOMINIUM ASSOCIATION**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned natural person, competent to contract, acting as an incorporator of a corporation for profit under Chapter 607 of the Florida Statutes, adopts the following articles of incorporation.

**Article I
Name**

The name of this corporation is Lake Saratoga Vistas Condominium Association, Inc.

**Article II
Place of Business**

The principal place of business is: 540 SE 5th Place, Cape Coral, Florida 33990.

**Article III
Purposes**

The purposes and objects of the corporation are such as are authorized under Chapter 607 of the Florida Statutes and include providing for the maintenance, preservation, administration, and management of Lake Saratoga Vistas Condominium, a condominium under the Florida Condominium Act.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other non-recurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the condominium.

**Article IV
Shares**

The number of shares of stock is three. Each condominium unit shall have appurtenant to it one share in the corporation, which share shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the share appurtenant to the unit by virtue of the title ownership. In no event may any share be severed from the unit to which it is appurtenant.

Article V
Initial Directors

The number of persons constituting the first board of directors is two (2). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Name	Address
1. Nancy F. Ramos	1223 SE 47 th Terr., Cape Coral, Florida 33904
2. Edward A. Ramos	1223 SE 47 th Terr., Cape Coral, Florida 33904

At the first annual meeting, the shareholders shall elect from among the shareholders of the corporation both directors for a term of one year.

Article VI
Initial Registered Office And Agent

The street address of the initial registered office of the corporation is 1714 Cape Coral Parkway, Cape Coral, Florida 33904. The name of the initial registered agent at the office is: Richard V.S. Roosa.

Article VII
Incorporator

The name and residence of the incorporator of the corporation is as follows:

Name	Residence
Richard V.S. Roosa	4203 Dingman Drive, Sanibel, FL 33957

Article VIII
Bylaws

Bylaws regulating operation of the corporation are annexed to the declaration. The bylaws may be amended by the board of directors.

Article IX
Powers of Corporation

To promote the health, safety and welfare of the residents of Lake Saratoga Vistas Condominium, the corporation may:

- (1) Exercise all of the powers and perform all of the duties of the association as set forth in the declaration of condominium and in the bylaws attached thereto, as those documents may from time to time be amended.
- (2) Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due.

(3) Engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the association of unit owners under the declaration or bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the declaration, bylaws, or rules and regulations of the condominium.

(4) Take and hold by lease, gift, purchase, devise, or bequest any property, real or personal, including any unit in the condominium, borrow money and mortgage any property to finance the acquisition of it, and transfer, lease, and convey any such property.

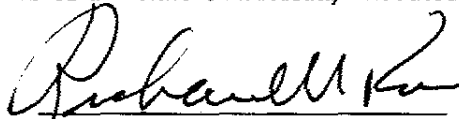
(5) Dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility.

(6) Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations generally under Chapter 607 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

Article X Dissolution

This corporation may be dissolved at any time with the written consent of all three of the shareholders.

In witness, the undersigned, being the incorporator of this corporation, has, for the purpose of forming this profit corporation under the laws of the state of Florida, executed these articles of incorporation on October 9, 2006.

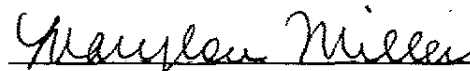

Richard V.S. Roosa

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by Richard V.S. Roosa, personally known to me and who was not placed under oath, this 9th day of October, 2006.



MARYLOU MILLER
MY COMMISSION # DD 582267
EXPIRES: August 11, 2010
Bonded Thru Budget Notary Services


Marylou Miller, Notary Public
Commission expires: _____

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By 
Richard V.S. Roosa, Resident Agent