

State of Florida

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

O.R. 1369 PG 0252

I certify that the following is a true and correct copy of Articles of Incorporation of SIESTA GULF VIEW CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on August 22, 1978, as shown by the records of this office.

The charter number for this corporation is 744011.



GIVEN under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the

22nd day of August, 1978.

A handwritten signature in cursive script, likely belonging to the Secretary of State, is written over the date.
SECRETARY OF STATE

O.R. 1369 PG 0253

FILED
NOV 22 10 59 AM '78
HALL COUNTY, FLORIDA

ARTICLES OF INCORPORATION

OF

SIESTA GULF VIEW CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit, under Chapter 617, Florida Statutes, certifies as follows:

ARTICLE I.

Name

The name of the Corporation shall be SIESTA GULF VIEW CONDOMINIUM ASSOCIATION, INC., and for convenience, the corporation shall be referred to in this instrument as the Association.

ARTICLE II.

Purpose

The purpose for which the Association is organized, is to provide an entity pursuant to Chapter 718, Florida Statutes, the Condominium Act, Section 718.111, for the operation of SIESTA GULF VIEW CONDOMINIUM located upon the following lands in Sarasota County, Florida, to-wit:

(See attached description)

The Association shall make no distribution of income to its members, directors, or officers.

ARTICLE III.

Powers

The powers of the Association shall include and be governed by the following provisions:

(A) The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

(B) The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles of Incorporation and Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration, and as it may be amended from time to time including, but not limited to, the following:

EXHIBIT "C"

O.R. 1369 PG 0254

(1) To make and collect assessments against members, unit owners to defray the costs, expenses and losses of the condominium.

(2) To use the proceeds of assessments in the exercise of its powers and duties.

(3) The maintenance, repair, replacement and operation of the condominium property.

(4) The purchase of insurance upon the condominium property and insurance for the protection of the Association and its members as unit owners.

(5) The reconstruction of improvements after casualty and the further improvement of the property.

(6) To make and amend reasonable regulations respecting the use of the property in the condominium; provided however, that all such regulations and their amendments shall be approved by not less than sixty (60) percent of the votes of the unit owners of the particular condominium before such shall become effective.

(7) To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium and the By-Laws.

(8) To enforce by legal means, the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-laws of the Association, and the regulations for the use of the property of the condominium.

(9) To contract for the management of the condominium and to delegate to such contractor, all powers and duties of the Association except such as are specifically required by the Declaration of Condominium to have approval of the Board of Directors or the membership of the Association.

(10) To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

(11) To employ personnel to perform the services required for proper operation of the condominium.

(C) The Association shall not have the power to purchase unit of the condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales, the Association shall bid no more than the amount secured by its lien.

(D) All funds and the titles of all properties acquired by the Association and their proceeds, shall be held in trust for members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the By-Laws.

(E) The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium, and the By-Laws.

ARTICLE IV.

Members

The members of the Association shall consist of all of the record owners of units in the condominium and the record owners of units in such other condominiums managed by the Association and after termination of the condominium shall consist of those who are members at the time of such termination, their successors and assigns.

After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Sarasota County, Florida, a Deed or other instrument establishing a record title to a unit in the condominium, and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association, and the membership of the prior owner is terminated.

The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

The owner of each unit shall be entitled to at least one (1) vote, as a member of the Association. The exact number of votes to be cast by owners of a unit, and the manner of exercising voting rights, shall be determined by the By-Laws of the Association.

ARTICLE V.

Directors

The affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Laws, but not less than three (3) Directors; and in the absence of such determination, shall consist of three (3) Directors. Directors need not be members of the Association.

Directors of the Association shall be elected at the annual meeting of the members, in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

The first election of Directors shall not occur except in accordance with the following provisions:

(1) When unit owners other than the Developer own fifteen (15%) percent or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the Developer shall be entitled to elect no less than one-third (1/3) of the members of the Board of Directors of the Association. Unit owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the Association:

(a) Three years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;

(b) Three months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;

(c) When all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business, OR

(d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business,

whichever occurs first. The Developer is entitled to elect at least one member of the Board of Directors of the Association, long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units to be operated by the Association.

The Directors named in these Articles shall serve until the first election of Directors, in accordance with the foregoing, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
Charles J. Lofino	420 Beach Road Sarasota, Florida 33581
Michael Lofino	420 Beach Road Sarasota, Florida 33581
John W. Meshad	100 S. Washington Blvd. Sarasota, Florida 33577

ARTICLE VI.

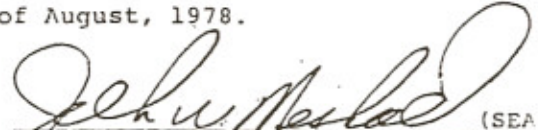
Officers

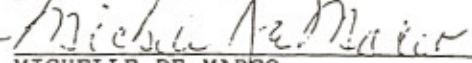
The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors, are as follows:

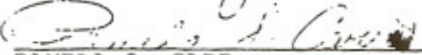
<u>NAME</u>	<u>OFFICE</u>	<u>POST OFFICE ADDRESS</u>
Charles J. Lofino	President	420 Beach Road Sarasota, Florida 33581
Michael Lofino	Vice-President	420 Beach Road Sarasota, Florida 33581
John W. Meshad	Secretary-Treasurer	100 S. Washington Blvd. Sarasota, Florida 33577

O.R. 1369 PG 0260

signature this the 17 day of August, 1978.


JOHN W. MESHAD (SEA)


MICHELLE DE MARCO (SEA)

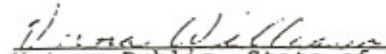

PAMELA S. CARR (SEA)

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared JOHN W. MESHAD, MICHELLE DE MARCO and PAMELA S. CARR, who after being duly sworn acknowledged that they executed the foregoing Articles of Incorporation for the purposes expressed in such Articles, this the 17 day of August, 1978.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY. 16 1982
BONDED THRU GENERAL INS. UNDERWRITERS


Notary Public, State of Florida
at Large
My Commission Expires:

O.R. 1369 PG 0261

FILED
AUG 22 10 58 AM
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMOCILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

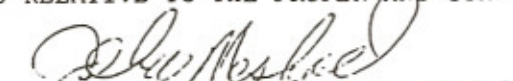
IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST- THAT SIESTA GULF VIEW CONDOMINIUM ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 420 BEACH ROAD, COUNTY OF SARASOTA, STATE OF FLORIDA, HAS NAMED JOHN W. MESHAD, LOCATED AT 100 SOUTH WASHINGTON BOULEVARD, SARASOTA, FLORIDA, 33577, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA.


CHARLES J. LOFINO

TITLE: President
DATED: August 5 1978

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE REFERENCED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPEtent PERFORMANCE OF MY DUTIES.


JOHN W. MESHAD, REGISTERED AGENT

DATED: August 5, 1978