

ARTICLES OF INCORPORATION  
OF  
TOWER PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.  
(A NONPROFIT FLORIDA CORPORATION)

FILED  
OCT 9 2 34 PM '84  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I

The name of this corporation is TOWER PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

The purpose for which this corporation is organized is to act as the governing association of TOWER PROFESSIONAL CENTER, a Non-Residential Condominium, located at Port Charlotte, Florida.

ARTICLE III

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in the Condominium shall by virtue of such ownership be a member of this corporation.

ARTICLE IV

This corporation shall exist perpetually.

ARTICLE V

The names and residences of the subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
STEVE PETCHE	139 S.W. Peckham Port Charlotte, Florida 33952
HELEN PETCHE	139 S.W. Peckham Port Charlotte, Florida 33952
JAMES M. PETCHE	139 S.W. Peckham, Port Charlotte, Florida 33952

ARTICLE VI

The affairs of the corporation are to be managed initially by a Board of Directors who will be appointed by the Developer. At such time as the Developer has relinquished control of the Association as provided by the Condominium Act, the Board shall be composed of five (5) Directors, who shall be elected each year as provided by the Bylaws.

ARTICLE VII

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

STEVE PETCHE  
JAMES M. PETCHE  
HELEN PETCHE

PRESIDENT  
VICE PRESIDENT  
SECRETARY/TREASURER

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

STEVE PETCHE	139 S.W. Peckham Port Charlotte, Florida 33952
HELEN PETCHE	139 S.W. Peckham Port Charlotte, Florida 33952
JAMES M. PETCHE	139 S.W. Peckham Port Charlotte, Florida 33952

ARTICLE IX

The Bylaws of the corporation are to be made, altered or rescinded by a majority vote of the members and Directors of the corporation.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

An Amendment may be proposed by either the Board of Directors or by any owner and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the Bylaws, which includes a notice of the substance of the proposed amendment.

The Amendment must be approved by a majority of the votes of the corporation.

ARTICLE XI

Unit A shall have six (6) full votes, Units D and G shall have three (3) votes each and Units B, C, E and F shall have two (2) votes each, which votes shall be cast by a designated owner as provided for in the Declaration of Condominium.

ARTICLE XII

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIII

This corporation shall have all the powers permitted by law together with such additional specific powers as are contained in the Declaration and Bylaws.

ARTICLE XIV

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 association property or through the rebate of excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 5th day of October, 1984.

  
STEVE PETCHE

(SEAL)

  
HELEN PETCHE

(SEAL)

  
JAMES M. PETCHE

(SEAL)

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me, the undersigned, a Notary Public authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVE PETCHE, HELEN PETCHE and JAMES M. PETCHE, known to me and known to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation.

WITNESS my hand and seal this 5<sup>th</sup> day of 1984,  
1984.

My Commission expires:


[Signature]  
Notary Public - State of Florida  
(AFFIX SEAL)

NOT A PUBLIC OFFICE  
MY COMMISSION EXPIRES MAR 28 1987  
ISSUED THRU GENERAL INSURANCE UND

NOTARY PUBLIC  
STATE OF FLORIDA  
MAR 28 1987

CERTIFICATE DESIGNATING REGISTERED OFFICE AND RESIDENT AGENT

The foregoing corporation hereby designates as its registered office pursuant to Section 617.023 Florida Statutes, Suite C-1, 21202 Olean Boulevard, Port Charlotte, Florida 33952, and designates JOHN CHARLES HECKIN as the person maintaining such office to be resident agent for the corporation. By his signature hereto, the above-designated resident agent accepts the foregoing designation.



John Charles Heckin

FILED  
JAN 2 2 04  
PORT CHARLOTTE, FLORIDA

# State of Florida



Department of State

*I certify that the attached is a true and correct copy of the Articles of Incorporation of TOWER PROFESSIONAL CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on October 9, 1984, as shown by the records of this office.*

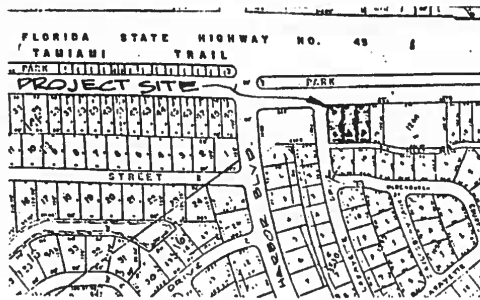
*The charter number of this corporation is N05575.*

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
10th day of October, 1984.



CER-101

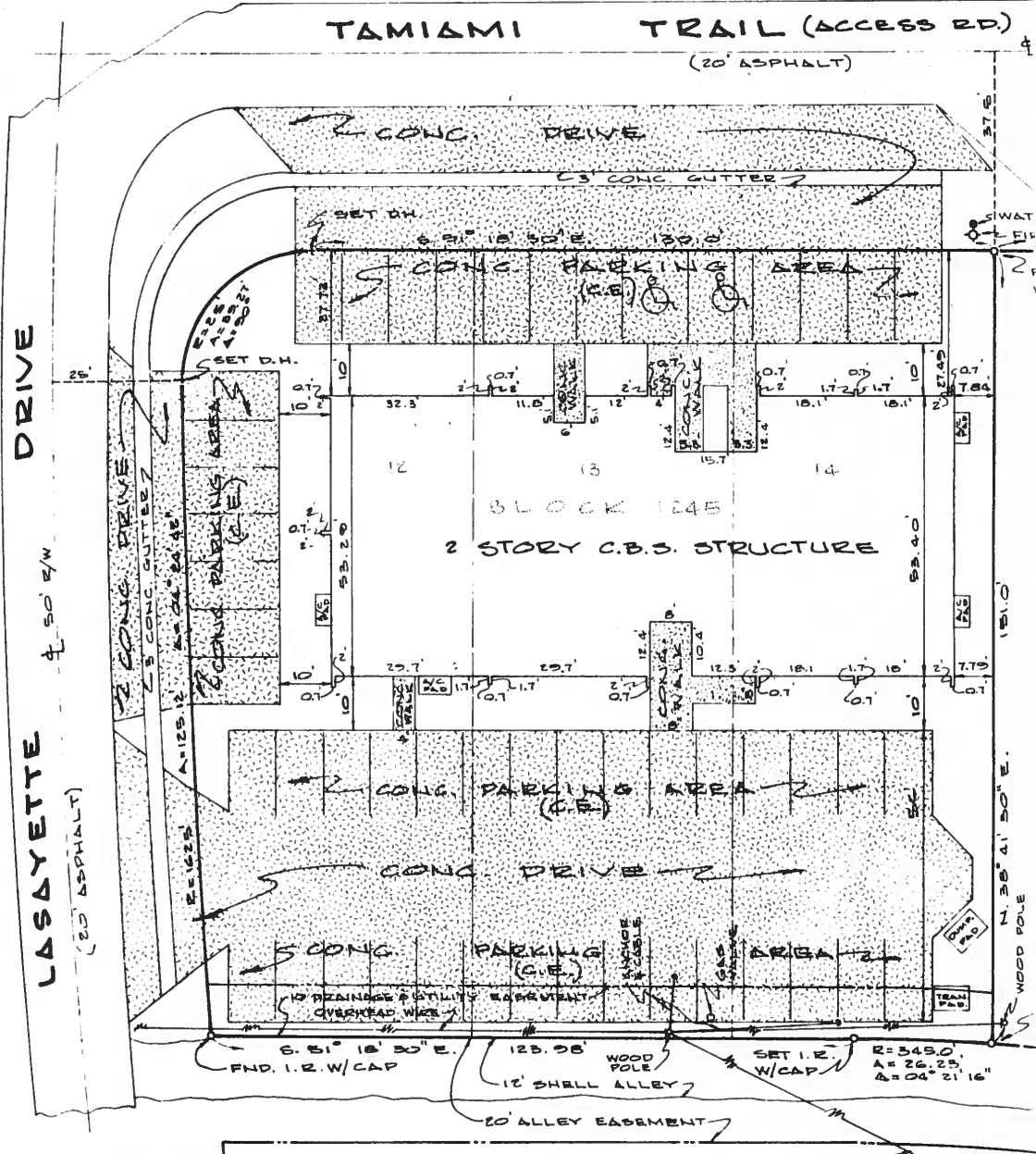
George Firestone  
Secretary of State



LOCATION MAP  
SCALE: NONE

# TOWER PROFE

A NON-RESIDENT



SITE PLAN

GARGIS & ASSOCIATES, INC.

ENGINEERS PLANNERS LAND SURVEYORS  
310 NESBIT STREET, PUNTA GORDA, FLORIDA 34950  
813-639-8826