

OP. 1460 PG 1460

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of

CAPRI WEST CONDOMINIUM ASSOCIATION, INC.

filed on December 21, 1979.

The Charter Number for this corporation is 750332.



CORP 104 Rev 1-79

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 21st day of December, 1979.

[Signature]
Secretary of State

FLORIDA — STATE OF THE ARTS
Exhibit - D

Revised 1-1-2005

7.00
- .40
= 6.60

NATIONAL BANK OF VENICE
P. O. DRAWER 1616
VENICE, FLORIDA 33595

986351
This instrument was prepared by
Name T. LAMAR HAZEN, JR.
Address 245 N. Tamiami Trail
Venice, Florida 33595

O.R. 1550 PG 1720
O.R. 1407 PG 1459

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 17th day of December 1979, Between

ROBERT J. HAMILTON, individually and as Trustee U/A dated 8/31/77
of the County of Sarasota State of Florida, grantor, and
CAPRI WEST, INC., a Florida corporation

whose post office address is 245 N. Tamiami Trail, Suite F, Venice,
of the County of Sarasota State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of -----
-----TEN & 00/100 (\$10.00)----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

From the most Northerly corner of Block 1, Capri Isles, Unit 2, as recorded in Plat Book 22, Pages 6, 6A and 6B, Public Records of Sarasota County, Florida; run thence S 8°40'12" E, 290.64 feet to a P. C. of a curve; thence along said curve to the right, Radius 2154.33 feet, Arc distance 42.13 feet, Chord bearing S 8°06'35" E, 42.13 feet for a point of beginning; thence S 82°27'02" W, 96.0 feet; thence by a curve to the left, Radius 385.00 feet, Arc distance 464.99 feet, Chord bearing S 47°51'01" W, 437.24 feet; thence by a curve to the left, Radius 210.0 feet, Arc distance 347.67 feet, Chord bearing S 34°10'42" E, 309.30 feet; thence S 81°36'24" E, 243.79 feet to a Point of Terminus; said Point being on the Westerly boundary of an 80 foot road as shown on said plat of Capri Isles, Unit 2.

Subject to restrictions, reservations and easements of record and taxes subsequent to December 31, 1979.

SEE REVERSE SIDE
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written
Signed, sealed and delivered in our presence:

Cynthia Steele
Theresa Klein

Robert J. Hamilton
ROBERT J. HAMILTON (Seal)



STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Robert J. Hamilton, individually and as Trustee U/A dated 8/31/77

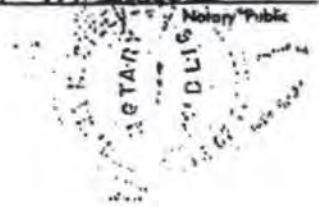
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of December, 1979.

My commission expires:

Cynthia M. Steele
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Jan. 4, 1983
Bonded By US F & G



THIS INSTRUMENT
PREPARED BY:
T. LAMAR HAZEN
HAZEN, [REDACTED], & MORRIS P.A.
245 NO. TAMIA MI TRAIL
SUITE E
VENICE, FLORIDA 33595

FILED

Dec 21 9 14 AM '79

ARTICLES OF INCORPORATION

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CAPRI WEST CONDOMINIUM ASSOCIATION, INC.
A Florida Corporation

The undersigned acting as incorporator of a corporation under the Florida General Corporation Act, adopt the following articles of incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation is CAPRI WEST CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

DURATION

The term of the corporation is perpetual.

ARTICLE III

PURPOSE

The purposes for which the corporation is organized are:

- A. to form an association as defined in the Condominium Act of the Statutes of the State of Florida and in conjunction therewith collect assessments from the unit owner members of the various condominium units included in the Association for the purpose of operating, maintaining, repairing, improving and administering the condominium and its properties and to perform the act and duties desirable for apartment house management for the units and common elements;
- B. to carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium;
- C. to establish Bylaw for the operation of the Condominium providing form of administration and rules and regulations governing the Association;

To accomplish the foregoing purposes, the Corporation shall have all corporate powers permitted under the Florida law including the capacity to contract, bring suit, and be sued and those provided by the "Condominium Act". No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

ARTICLE IV

DIRECTORS

There shall be three members of the initial Board of Directors of the corporation. The names and addresses of the persons who are to serve as Directors until the first election thereof are as follows:

NAME

ADDRESS

T. Lamar Hazen, Jr.

245 N. Tamiami Trail, Suite E
Venice, Florida 33595

Exh. b. + E

O.R. 1407 PG 1461

O.R. 1407 PG 1462

NAME

ADDRESS

Robert S. Hamilton

245 N. Tamiami Trail
Suite F
Venice, Florida 33595

J. John Hamilton

245 N. Tamiami Trail
Suite F
Venice, Florida 33595

ARTICLE V

OFFICERS

The affairs of the corporation are to be managed by a President, a Vice President, a Secretary and a Treasurer. Such officers will be elected in accordance with the provisions of the Florida Condominium Act and the Bylaws of the Association. Names of the persons who are to serve as officers until the first election of officers under these Article of Incorporation are as follows: The officers will be elected at the first annual election.

NAME

OFFICE

Robert S. Hamilton

President

J. John Hamilton

Vice President

T. Lamar Hazen, Jr.

Secretary/Treasurer

ARTICLE VI

MEMBERS

The Corporation shall have members. Members of the Corporation will be required to meet the following qualifications:

A. Except for the initial members of the Board of Directors, all members must be owners of Condominium parcels in Capri West Condominium. Fee simple ownership of a Condominium parcel shall automatically admit an individual to the membership. They shall retain their membership until their fee simple interest in the Condominium unit is terminated;

B. Each unit owner shall be entitled to one vote at meetings of the Association where a unit is owned by a Corporation or more that one individual. The corporation or individually owning the unit shall in writing designate an individual to cast a vote allotted that unit;

ARTICLE VII

BYLAWS

Bylaws of the Corporation are to be made, altered, amended or resended at any duly called meeting of the members in accordance with the provisions of the Florida Condominium Statutes and the Bylaws as adopted by the original Board of Directors of the Association.

ARTICLE VIII

AMENDMENT TO ARTICLES

A. Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing filed by the members and delivered to the President not less than twenty (20) days prior to the membership meeting in which such proposal is to be voted upon.

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The Secretary shall give each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting when such proposal will be voted upon. Such notice shall be given not less than fifteen (15) days prior to the date set for such meeting. It should be given in the manner provided in the Bylaws. An affirmative vote of 51% of qualified voting members of the Corporation is required for the requested alteration, amendment or rescission.

B. Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of these Articles either before at or after a membership meeting at which a vote is taken to amend, alter or recend these Articles in whole or in part;

ARTICLE IX

INCORPORATORS

The names and resident addresses of the subscribers of these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
T. Lamar Hazen, Jr.	P.O. Box 519 Venice, Florida 33595
Geoffrey D. Morris	1545 Maple Street Nokomis, Florida 33555
Cynthia M. Steele	3417 Coronado Drive Sarasota, Florida 33581

ARTICLE X

REGISTERED OFFICE AND AGENT

The registered office of this corporation is Suite E, 245 N. Tamiami Trail, Venice, Florida 33595, and the registered agent is T. Lamar Hazen, Jr., Suite E, 245 N. Tamiami Trail, Venice, Florida 33595.

IN WITNESS WHEREOF, we have subscribed our names this 10th day of December, 1979.

T. Lamar Hazen, Jr.
T. Lamar Hazen, Jr.

Geoffrey D. Morris
GEOFFREY D. MORRIS

Cynthia M. Steele
CYNTHIA M. STEELE

STATE OF FLORIDA
COUNTY OF SARASOTA

On the 10th day of ~~September~~ December 1979 before me a notary public in the aforesaid state and county personally appeared, T. LAMAR HAZEN, JR., GEOFFREY D. MORRIS, and CYNTHIA M. STEELE, who are know to me to be the persons named in and who executed the foregoing instrument and severally acknowledged that they executed the same freely.

My Commission Expires:

[Signature]
Notary Public