

EXHIBIT "A"

OFF REC 1107 PG. 471

ARTICLES OF INCORPORATION  
of  
CAPE-GONDO CONDOMINIUMS, INC.

FILED  
FEB 6 12 36 PM '75  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

The undersigned do hereby associate themselves, their successors and assigns together for the purpose of becoming incorporated under the laws of the State of Florida, and forming a corporation not for profit under the following proposed Certificate of Incorporation:

ARTICLE I

The name of this corporation is: CAPE-GONDO CONDOMINIUMS, INC.

ARTICLE II

The purpose for which the corporation is organized is to own and hold real and personal property for the use and benefit of the members of the Association, to take all actions and to perform all duties deemed necessary to the Protection, preservation and improvement of such property and for the mutual benefit of the members of the Association.

ARTICLE III

The qualification of Members of the Association shall be the ownership of a condominium unit apartment parcel in The Gondolier Condominiums at Cape Coral.

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ARTICLE V

The name and residence of the subscribers to the Articles of Incorporation are as follows:

<u>NAME OF SUBSCRIBER</u>	<u>RESIDENCE</u>
Morton A. Goldberg	2201 Main Street, Fort Myers, Florida 33901
William R. Frizzell	Lee County Motor Bank Suite A Fort Myers, Florida 33901
Charlotte Mandel	2201 Main Street, Fort Myers, Florida 33901

ARTICLE VI

The affairs of the corporation are to be managed by the President, Vice-President, Secretary and Treasurer of the corporation and such officers shall be elected by the members of the Association annually.

ARTICLE VII

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

<u>NAME</u>	<u>RESIDENCE</u>	
Morton A. Goldberg	2201 Main Street, Fort Myers, Florida	PRESIDENT and DIRECTOR
William R. Frizzell	Lee Co. Motor Bank Suite A Fort Myers, Florida	SECRETARY- TREASURER and DIRECTOR
Charlotte Mandel	2201 Main Street.	VICE-PRESIDENT

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be three (3) and the number may be increased to any number not to exceed Nine (9), as may be established by the Bylaws of the corporation.

ARTICLE IX

The Bylaws of the corporation may be made, altered or amended by the members of the Association.

ARTICLE X

Amendments to the Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association or any annual meeting of the Association.

ARTICLE XI

The Name and place of residence of the Resident Agent for service of process shall be MORTON A. GOLDBERG, Esquire, 2201 Main Street, Fort Myers, Florida, 33901.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals on this 7th day of FEBRUARY, 1975.

(MAG)

(VRF)

(CM)

*[Handwritten signatures: Morton A. Goldberg, VRF, Charlotte M. Mordel]*

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STATE OF FLORIDA )  
                          ) ss  
COUNTY OF LEE     )

BEFORE ME, the undersigned authority, personally appeared MORTON A. GOLDBERG, competent to contract and one of the persons described in and who executed the foregoing Articles of Incorporation and he acknowledged the execution thereof to be his free act and deed.

WITNESS my hand and seal this 3<sup>rd</sup> day of FEBRUARY, 1975.

Barbara Nixon

My Commission Expires: 6-17-77

STATE OF FLORIDA )  
                          ) ss  
COUNTY OF LEE     )

BEFORE ME, the undersigned authority, personally appeared WILLIAM R. FRIZZELL, competent to contract and one of the persons described in and who executed the foregoing Articles of Incorporation and he acknowledged the execution thereof to be his free act and deed.

WITNESS my Hand and seal this 3<sup>rd</sup> day of FEBRUARY, 1975.

Barbara Nixon

My Commission Expires: 6-17-77

CHARLOTTE HUNDELL, competent to contract and one of the persons described in and who executed the foregoing articles of incorporation and she acknowledged the execution thereof as her free act and deed.

WITNESS my hand and official seal this 17th day of FEBRUARY, 1975.

*Stephan M. Mince*  
BY \_\_\_\_\_  
CLERK OF THE COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, do hereby certify that the foregoing Corporation does by this instrument hereby accept such designation and responsibilities as herein provided.

*W. C. ...*

STATE OF FLORIDA )  
                          ) ss.  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, the undersigned authority, personally appeared HORTON A. GOLDBERG, Resident Agent, who is known to me and the person described in and who executed the foregoing incorporation and she acknowledged the execution thereof as her free act and deed.

WITNESS my hand and official seal this 17th day of FEBRUARY, 1975.

*Stephan M. Mince*  
BY \_\_\_\_\_  
CLERK OF THE COUNTY OF \_\_\_\_\_