

Articles of Incorporation
of
Rattler View Condominiums Association, Inc.

A Nonprofit Corporation

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as an incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation:

Article I

The name of the corporation is Rattler View Condominiums Association, Inc. (hereinafter the "Association"). The corporation's principal office and mailing address is 4800 Woodlane Circle, Tallahassee, FL 32303.

Article II

The Association is a not for profit corporation. It shall have directors who shall be elected in accordance with the bylaws of the corporation.

Article III

The period of its duration is perpetual.

Article IV

The Association is formed for primary purposes such as are authorized under chapters 617 and 718, Florida Statutes and include providing for the maintenance, preservation, administration and management of Rattler View Condominiums, a condominium created under Florida's Condominium Act pursuant to a declaration of condominium to be recorded in the Public Records of Leon County, Florida.

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 member hereof. 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 total common expenses for which payment has been made or liability incurred within the taxable year, and reasonable reserves for common expenses and other liabilities, 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 V

The street address of the initial registered office of the Association is 4800 Woodlane Circle, Tallahassee, FL 32303, and the name of its initial registered agent with an address of 4800 Woodlane Circle, Tallahassee, FL 32303, is Maurice E. Evans.

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to

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act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.


Maurice E. Evans, Registered Agent

Article VI

Each condominium unit shall have appurtenant to it a membership in the corporation, which membership 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 membership appurtenant to the unit by virtue of ownership. In no even may any membership be severed from the unit to which it is appurtenant. Each membership in the corporation shall entitle the holder or holders of it to exercise the proportion of the total voting power of the corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the declaration..

Article VII

Maurice E. Evans, whose address is 4800 Woodlane Circle, Tallahassee, Florida 32303, and Edward N. Bass, III, whose address is 4800 Woodlane Circle, Tallahassee, FL 32303, as the initial directors of the Association.


Article VIII

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article IX

The name and street address of the incorporator is Maurice E. Evans, 4800 Woodlane Circle, Tallahassee, FL 32303.

Executed at Tallahassee, Leon County, Florida, on the 20 day of June, 2007.


Maurice E. Evans

STATE OF FLORIDA
COUNTY OF LEON

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The foregoing instrument was acknowledged before me this 20 day of June, 2007, by Maurice E. Evans, who is personally known to me or who produced _____ as identification.



John A. Grant
Commission # DD259640
Expires January 10, 2008
John A. Grant Insurance, Inc. 903-385-7019

