

766387

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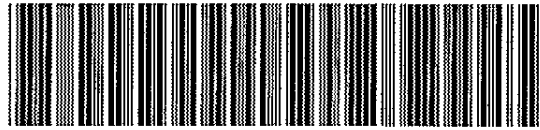
(Business Entity Name)

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Amended & Restated art.

V SHEPARD MAR 26 2003

PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.

A FLORIDA LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AND COUNSELORS AT LAW

<http://paveselaw.com>

1833 HENDRY STREET
FORT MYERS, FLORIDA 33901

POST OFFICE DRAWER 1507
FORT MYERS, FLORIDA 33902-1507

(239) 334-2195
FAX (239) 332-2243

CHRISTOPHER J. SHIELDS
BOARD CERTIFIED REAL ESTATE LAWYER
(239) 336-6246

PLEASE REPLY TO
FORT MYERS OFFICE

Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, Florida 32314

Re: ***Shell Harbor Inn Resort & Club Condominium Association, Inc.***

Dear Sir or Madam:

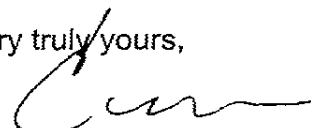
Enclosed herewith is the original and one copy of the Articles of Incorporation of the above referenced corporation, together with a check in the amount of \$78.75, said check allocated as follows:

\$35.00 - filing fee
\$35.00 - registered agent fee
\$ 8.75 - certified copy

Please certify and return one copy of the Articles of Incorporation.

Thank you for your cooperation in this matter.

Very truly yours,


Christopher J. Shields

CJS/jg
Enclosures
cc: client w/enc.

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MAR 03 REC'D

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

February 27, 2003

CHRISTOPHER J. SHIELDS
POST OFFICE DRAWER 1507
FORT MYERS, FL 33902-1507

SUBJECT: SHELL HARBOR INN RESORT & CLUB CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: 766387

We have received your document for SHELL HARBOR INN RESORT & CLUB CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

CSB ✓ The date of adoption of each amendment must be included in the document.

✓ The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

✓ The name and title of the person signing the document must be noted beneath or opposite the signature.

CSA ✓ The registered agent designated must be an active Florida corporation or limited liability company or a foreign corporation or limited liability company authorized to transact business in Florida. Please correct the document accordingly.

CSE ✓ The document must contain the name and capacity of the person signing on behalf of the new registered agent.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6909.

Velma Shepard
Document Specialist

Letter Number: 403A00012622

Rec'd 3/25

PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.

A FLORIDA LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AND COUNSELORS AT LAW

<http://paveselaw.com>

1833 HENDRY STREET
FORT MYERS, FLORIDA 33901

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FORT MYERS, FLORIDA 33902-1507

(239) 334-2195
FAX (239) 332-2243

CHRISTOPHER J. SHIELDS
BOARD CERTIFIED REAL ESTATE LAWYER
(239) 336-6245

PLEASE REPLY TO
FORT MYERS OFFICE

March 21, 2003

Attn: Velma Shepard, Document Specialist
Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, Florida 32314

Re: ***Shell Harbor Inn Resort & Club Condominium Association, Inc.***

Dear Ms. Shepard:

Pursuant to your letter of February 27, 2003, a copy of which is enclosed, I am enclosing herewith the original and one copy of the revised Amended & Restated Articles of Incorporation for the above referenced corporation.

Please certify and return one copy of the Articles of Incorporation.

Thank you for your cooperation in this matter.

Very truly yours,



Christopher J. Shields

CJS/jg
Enclosures
cc: client w/enc.

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
SHELL HARBOR INN RESORT & CLUB
CONDOMINIUM ASSOCIATION, INC.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
03 MAR 25 PM 3:48

Pursuant to Section 617.1001 and 617.1002, Florida Statutes, these Articles of Incorporation are amended and restated by an affirmative vote of at least eighty-five percent (85%) of the members present at a duly called meeting of the Association in accordance with Article XI of the Articles of Incorporation, for the purpose set forth below.

ARTICLE I

NAME: The name of the corporation, herein called the "Association", is Shell Harbor Inn Resort & Club Condominium Association, Inc., and its address is 937 East Gulf Drive, Sanibel, FL 33957.

ARTICLE II

PURPOSE AND POWERS: The purpose for which the Association is organized as to provide an entity pursuant to the Florida Condominium Act for the operation of Shell Harbor Inn Resort & Club Condominiums I and II, each located in Lee County, Florida. The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit. No portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or Officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as specifically limited or modified by these Articles, the Declaration of Condominium or Chapter 718, Florida Statutes, as it may hereafter be amended, including without limitation the following powers and duties:

- (A) To levy and collect assessments against members of the Association to defray the costs, expenses and losses of the Condominium, and to use the proceeds of assessments in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the condominium property.
- (C) To purchase insurance upon the condominium property for the protection of the Association and its members.
- (D) To reconstruct improvements after casualty, and further improve the property.

(E) To make, amend and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association.

(F) To approve or disapprove the transfer of ownership, leasing and occupancy of units, to the extent provided for in the Declaration of Condominium.

(G) To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws and any Rules and Regulations of the Association.

(H) To contract for the management and maintenance of the condominium property, and to delegate any powers and duties of the Association in connection therewith, except such as are specifically required by law or by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.

(I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.

(J) To enter into agreements, or acquire leaseholds, memberships, and other possessory, ownership or use interests in lands or facilities, if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.

(K) To borrow money if necessary to perform its other functions hereunder.

(L) In addition to the powers and purposes as further enumerated under this Article II, Sections (A)-(K), the Association shall have all of the rights, powers, duties and functions of a Multi-Condominium Association and shall govern and administrate the affairs of Shell Harbor Inn Resort & Club I Condominium and Shell Harbor Inn Resort & Club II Condominium, and shall supercede and assume the obligations of each of their respective Condominium Associations which have been merged into this corporation. As a Multi-Condominium Association, it shall be governed by Chapter 617 and 718, as its rights, duties and obligations are enumerated and in accordance with the respective condominiums for which it governs and these Articles of Incorporation and Bylaws.

This corporation shall prepare and maintain separate books and records and budgets for each of the respective condominiums that it governs and administrates, and shall maintain separate books and records and financial statements for each of the respective condominiums that it governs herein.

These Articles shall be further governed by the Articles of Merger whereupon each of the respective Condominium Associations have merged into this corporation.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

ARTICLE III

MEMBERSHIP:

(A) The members of the Association are all owners of record legal title to one or more units in Shell Harbor Inn Resort & Club I and Condominium and Shell Harbor Inn Resort & Club II Condominium, as further provided in the Bylaws.

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

(C) The owners of each unit, collectively, shall be entitled to one indivisible vote in Association matters, as further set forth in the Declaration of Condominium and the Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws. As an example, the Owner of one unit is entitled to one (1) vote and the Owner of two (2) units is entitled to two (2) votes.

ARTICLE IV

TERM: The term of the Association shall be perpetual.

ARTICLE V

BYLAWS: The Bylaws of the Association may be altered, amended, or rescinded as provided.

ARTICLE VI

DIRECTORS AND OFFICERS:

(A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than five (5) Directors.

(B) Directors shall be elected by the members in the manner determined by the Bylaws. Directors may be removed, and vacancies on the Board of Directors filled, in the manner provided in the Bylaws.

(C) The business of the Association shall be conducted by the Officers designated in the Bylaws. The Officers shall be elected each year by the Board of Directors, and they shall serve at the pleasure of the Board.

ARTICLE VII

AMENDMENTS: Amendments to these Articles may be proposed and adopted in the following manner:

(A) Proposal. Amendments to these Articles may be proposed by a majority of the Directors, or by written petition to the Board signed by the owners of at least one-fourth (1/4) of the units.

(B) Procedure. If any amendment to these Articles is so proposed, the proposed amendment shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

(C) Vote Required. Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by a majority of the total voting interests at any annual or special meeting called for the purpose, or if it is approved in writing by a majority of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains the text of the proposed amendment.

(D) Effective Date. An amendment which is duly adopted shall become effective upon filing with the Secretary of State, and subsequently recording a certified copy in the Public Records of Lee County, Florida, with the same formalities as required for the recording of an amendment to the Bylaws.

ARTICLE VIII

INITIAL REGISTERED AGENT:

The registered office of the Association shall be at:

1833 Hendry Street
Fort Myers, FL 33901

The registered agent at said address shall be:

Christopher J. Shields

ARTICLE IX

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every Officer of the Association against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be made a party because of his being, or having been, a Director or Officer of the Association. The foregoing right to indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or Officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or Officer derived an improper personal benefit.

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and wilful disregard for human rights, safety or property, in an action by or in the right of someone other than the Association or a member.

In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of, all other rights to which a Director or Officer may be entitled.

These Amended and Restated Articles of Incorporation were adopted on the 14th day of November, 2002.

WHEREFORE the incorporator has caused these presents to be executed this 18 day of March, 2003

SHELL HARBOR INN RESORT & CLUB
CONDOMINIUM ASSOCIATION, INC.

By: William Harrison
Title: President
Printed Name: William Harrison

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 18 day of March, 2003, by William Harrison, the President of Shell Harbor Inn Resort & Club Condominium Association, Inc. He/she is personally known to me or did produce _____ as identification.



Lucinda L. Shaffer
Commission # DB104420
Expires March 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Lucinda L. Shaffer
Notary Public Signature

Lucinda L. Shaffer
Print name

Notarial Seal

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Shell Harbor Inn Resort & Club Condominium Association, Inc., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.

Christopher J. Shields
Christopher J. Shields