

NO00000004440



ACCOUNT NO. : 072100000032

REFERENCE : 752386 5801A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : July 3, 2000

ORDER TIME : 11:46 AM

ORDER NO. : 752386-005

CUSTOMER NO: 5801A

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-07/03/00--01064--021

*****78.75 *****78.75

CUSTOMER: Ms. Jennifer Denby
Pavese Haverfield Dalton
Harrison & Jensen, L.l.p.

1833 Hendry Street
Fort Myers, FL 33901-3095

DOMESTIC FILING

NAME: HARBOR PLACE VISTAS
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Susie Knight - EXT. 1156
EXAMINER'S INITIALS:

2295
W000-16871

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL -3 PM 1:10

RECEIVED
00 JUL -3 PM 12:54
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32304



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 JUL -3 PM 1:10

FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

July 3, 2000

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

RESUBMIT

Please give original
filing date as file date.

SUBJECT: HARBOR PLACE VISTAS CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W00000016871

We have received your document for HARBOR PLACE VISTAS CONDOMINIUM ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of 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) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 800A00037223

RECEIVED
00 JUL -5 AM 9:59
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32301

FILED
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DIVISION OF CORPORATIONS

00 JUL -3 PM 1:10

ARTICLES OF INCORPORATION
OF
HARBOR PLACE VISTAS CONDOMINIUM ASSOCIATION, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be: HARBOR PLACE VISTAS CONDOMINIUM ASSOCIATION, INC. The mailing address of the corporation shall be: 14831 Laguna Drive, Fort Myers, Florida 33907.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718), for the operation of Harbor Place Vistas Condominium, a Condominium, located at 14831 Laguna Drive, Fort Myers, Florida, 33907, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium, as set forth in the Declaration of Condominium establishing said condominium and exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in the corporation shall be limited to such condominium parcel owners.

Admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Lee County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

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

Donald Fasig

14831 Laguna Drive
Fort Myers, FL 33907

ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the bylaws. The directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of directors and for filling vacancies shall be established by the bylaws.

Section 2. The principal officer(s) of the corporation shall be:

Donald Fasig/President 14831 Laguna Drive
Fort Myers, FL 33907

ARTICLE VII

The name of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and bylaws, are as follows:

Donald Fasig / President 14831 Laguna Drive
Fort Myers, FL 33907

Beth Rizzo-Gavin/Treasurer 14831 Laguna Drive
Fort Myers, Florida 33907

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

Donald Fasig / President 14831 Laguna Drive
Fort Myers, FL 33907

Beth Rizzo-Gavin 14831 Laguna Drive
Fort Myers, Florida 33907

Peter Page 14831 Laguan Drive
Fort Myers, Florida 33907

ARTICLE IX

The bylaws of the corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the bylaws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership by a vote of unit owners entitled to exercise sixty-seven

percent (67%) or more of the total voting power of the Association.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by one third of the members or any two (2) directors and shall be adopted in the same manner as is provided for the amendment of the bylaws as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the secretary or an assistant secretary, and executed and acknowledged by the president or vice president, has been filed with the Secretary of State, and all filing fees paid.

ARTICLE XI

This corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and recreational facilities.

ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Directors or officers.

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 private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceed the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, 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 interest in the common elements of the condominium.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and bylaws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and bylaws.

ARTICLE XIII

The name and post office address of the incorporator of this corporation is as follows:

Donald Fasig

14831 Laguna Drive
Fort Myers, FL 33907

ARTICLE XIV

The street address of the initial registered office of this corporation is 14831 Laguna Drive, Fort Myers, Florida 33907, and the name of the initial registered agent of this corporation at that address is Donald Fasig.

IN WITNESS WHEREOF, I the undersigned being the sole incorporator of the corporation do certify the facts stated herein are true and accordingly hereto have hereunto set my hand and seal this 29 day of JUNE, 2000.

Signed, sealed and delivered
in the presence of:

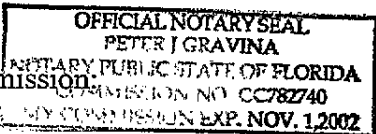
[Signature]
Witness
[Signature]
Witness

[Signature]
Donald Fasig

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29 day of June, 2000, by Donald Fasig, who is personally known to me or who has produced as identification and who did not take an oath.

(Notary Seal)

My Commission


[Signature]
Signature of Notary Public

Peter J. Gravina
(Print, type or stamp commissioned name of Notary Public)

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance, with said Act:

First--That HARBOR PLACE VISTAS
CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Fort Myers, County of Lee, State of Florida, has named Donald Fasig, located at 14831 Laguna Drive, City of Fort Myers, County of Lee, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGEMENTS:

Having been named to accept service of process for the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: Donald L Fasig
Donald Fasig, Registered Agent

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FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL -3 PM 1:10