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REFERENCE : 408013 9725B

AUTHORIZATION : *Patricia Pignato*

COST LIMIT : \$ 78.75

ORDER DATE : August 8, 2001

ORDER TIME : 8:05 AM

ORDER NO. : 408013-005

CUSTOMER NO: 9725B

CUSTOMER: Ms. Kathy Famulare  
Roetzel & Andress

300004526809--2

Trainon Centre, Third Floor  
850 Park Shore Drive  
Naples, FL 34103

DOMESTIC FILING

NAME: SANIBEL VIEW VILLAS  
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY

RECEIVED  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
2001 AUG -9 AM 10:29  
PLEASE RETURN TO AGENCY OF FILING

2001 AUG -9 PM 3:01  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FILED

CONTACT PERSON: Darlene Ward - EXT. 1135

EXAMINER'S INITIALS:

*JD*  
10/6/01

FILED

2001 AUG -9 PM 3: 01

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

SANIBEL VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.

Pursuant to Chapter 617, Florida Statutes, the undersigned, as Incorporator creates these Articles of Incorporation for the purposes set forth below.

ARTICLE I

NAME: The name of the corporation, herein called the "Association", is Sanibel View Villas Condominium Association, Inc., and its address is c/o Steven M. Falk, Esq., Roetzel & Andress, 850 Park Shore Drive, Naples, FL 34103.

ARTICLE II

PURPOSE AND POWERS: The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of Sanibel View Villas, a Condominium, located in Lee County, Florida.

The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earning 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 under the laws of the State of Florida and of a condominium association under the Florida Condominium Act, except as expressly limited or modified by these Articles, the Declaration of Condominium, and the Bylaws; and it shall have all of the powers and duties reasonable necessary to operate the Condominium pursuant to the condominium documents as they may hereafter be amended, including but not limited to the following:

- (A) To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the condominium property and association property.
- (C) To purchase insurance for the protection of the Association and its members.
- (D) To repair and reconstruct improvements after casualty, and to make further improvements of the condominium property.
- (E) To make, amend and enforce reasonable rules and regulations in the manner set forth in the Bylaws and subject to any limitations in the Declaration of Condominium.

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- (F) To approve or disapprove the transfer, leasing and occupancy of units, as provided in the Declaration of Condominium.
- (G) To enforce the provisions of the Condominium Act and the Governing Documents.
- (H) To contract for the management and maintenance of the condominium and 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 borrow money as necessary to perform its other functions hereunder.
- (K) To grant, modify or move any easement in the manner provided in the Declaration of Condominium

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 Governing Documents.

### ARTICLE III

#### MEMBERSHIP:

- (A) The members of the Association shall be the record owners of a fee simple interest in one or more units in the Condominium, as further provided in the Bylaws, except that prior to the recording of the Declaration of Condominium for Sanibel View Villas, a Condominium, the sole member of the Association shall be Sanibel View Development, LLC.
- (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 vote in Association matters. The manner of exercising voting rights shall be as set forth in the Bylaws.

### ARTICLE IV

TERM: The term of the Association shall be perpetual.

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ARTICLE V

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

ARTICLE VI

DIRECTORS AND OFFICERS:

- (A) The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.
- (B) Except for Directors appointed by the Developer (as defined in the Declaration of Condominium) Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by 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 at its first meeting after the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board.

ARTICLE VII

INITIAL DIRECTORS: The initial Directors of the Association shall be:

Robert W. Boykin  
45 W. Prospect Ave. Suite 1500  
Cleveland, Ohio 44115-1039

Richard C. Conti  
45 W. Prospect Ave. Suite 1500  
Cleveland, Ohio 44115-1039

Andrew C. Alexander  
45 W. Prospect Ave. Suite 1500  
Cleveland, Ohio 44115-1039

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The initial Officers are as follows:

Richard Conti -President  
Robert Boykin - Vice President  
Mark Bishop- Vice President  
Andrew C. Alexander- Secretary  
Paul A. O'Neil -Treasurer

#### ARTICLE VIII

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

- (A) Proposal. Amendments to these Articles may be proposed by a majority of the Board or by a written petition to the Board, signed by at least one-fourth (1/4th) of the voting interests of the Association.
- (B) Vote Required. Prior to the transition of control of the Association by the Developer to unit owners other than the Developer, these Articles may be amended by the Developer. Subsequent to turnover, a proposed amendment shall be adopted if it is approved by at least two-thirds (2/3rds) of the voting interests who are present and voting, in person or by proxy, at any annual or special meeting called for the purpose. As long as Developer owns a unit, no amendment to these Articles shall be deemed effective without Developer's prior written consent, which consent may be denied in Developer's absolute discretion, provided, further, that regardless of whether Developer owns a Unit, no amendment shall be effective if it affects the Developer's rights or alters any provision made for the Developer's benefit or which materially interferes with the Condominium's use as a "hotel condominium".
- (C) Certificate; Recording. An amendment shall become effective upon filing with the Secretary of State and recording a Certificate of Amendment in the Public Records of Lee County, Florida, with the formalities required by the Condominium Act.

#### 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 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 a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be available if a judgement or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

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- (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 judgement 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.

In the event of a settlement, the right to indemnification shall not apply unless the Board of 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.

ARTICLE X

INCORPORATOR: The name and address of the Incorporator is:

Andrew C. Alexander  
45 W. Prospect Ave. Suite 1515  
Cleveland, Ohio 44115-1039

ARTICLE XI

INITIAL REGISTERED AGENT AND REGISTERED OFFICE: The initial Registered Office of the Association and the name and address of its Registered Agent shall be:

Steven M. Falk, Esq.  
Roetzel & Andress  
850 Park Shore Drive  
Naples, FL 34103

WHEREFORE, the Incorporator has caused these presents to be executed this 15<sup>th</sup> day of June, 2001.

  
ANDREW C. ALEXANDER, INCORPORATOR

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**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

SANIBEL VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

Steven M. Falk, Esq.  
Roetzel & Andress  
850 Park Shore Drive  
Naples, FL 34103

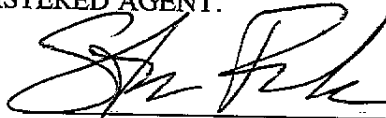
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FILED  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA



RICHARD C. CONTI, PRESIDENT

DATE 6/15/01

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 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.



STEVEN M. FALK, ESQ.

6/15/01  
DATE

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