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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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REFERENCE : 387347 7103152

AUTHORIZATION :

*Patricia Pizeto*

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ORDER DATE : February 6, 2002

ORDER TIME : 2:30 PM

ORDER NO. : 387347-005

CUSTOMER NO: 7103152

CUSTOMER: Kevin G. Coleman, Esq  
Goodlette Coleman & Johnson,  
P.a.  
Suite 300  
4001 Tamiami Trail North  
Naples, FL 34103

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TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: AVALON AT GRANDEZZA COMMONS  
ASSOCIATION, INC.

EFFECTIVE DATE: 200004884132--2

- XX ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX CERTIFIED COPY
- PLAIN STAMPED COPY
- XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds - EXT. 1133

EXAMINER'S INITIALS: \_\_\_\_\_

ARTICLES OF INCORPORATION  
OF  
AVALON AT GRANDÉZZA COMMONS ASSOCIATION, INC.

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Pursuant to Section 617.0201, Florida Statutes, these Articles of Incorporation are created by Jeffrey Cotter, 2055 Trade Center Way, Naples, Florida 34109, for the purposes set forth below.

**ARTICLE I**

**NAME AND ADDRESS:** The name of the Corporation is Avalon at Grandézza Commons Association, Inc., and its initial principal office and mailing address is 2055 Trade Center Way, Naples, Florida 34109.

**ARTICLE II**

**PURPOSE AND POWERS:** The purpose for which the Corporation is organized is to provide an entity for the ownership, maintenance and operation of certain recreational and other common facilities serving the Avalon Complex, located in Lee County, Florida. The Avalon Complex consists of the land described in Exhibit "M-1" to the Declaration of Covenants for Avalon at Grandézza Commons, (the "Declaration of Covenants"), to which these Articles of Incorporation are attached as Exhibit "M-3" and the improvements to be constructed thereon.

The Corporation is organized and shall exist on a non-stock basis as a Florida corporation not for profit. No income of the Corporation shall be distributed or inure to the private benefit of any member, director or officer. All funds and the title to all property acquired by the Corporation shall be held for the benefit of the Members and their respective unit owners in accordance with the provisions of these Articles of Incorporation and the Bylaws. For the accomplishment of its purposes, the Corporation shall have all of the common law and statutory powers and duties of a Florida corporation not for profit, except as limited or modified by the Declaration of Covenants, and these Articles or the Bylaws, including without limitation the following powers:

- (A) To own, acquire and convey land, and to operate, maintain, and manage those lands owned or to be owned by the Corporation and such other lands which the Corporation is responsible to maintain, including the land described in Exhibit "M-2" to the Declaration of Covenants.
- (B) To operate, maintain, manage and keep in good repair, improvements and amenities upon lands owned by the Corporation and upon lands which the Corporation is responsible to maintain, including, without limitation, swimming pool, club house, common roads and streets, and parking areas, for the use of the Corporation's members and their respective unit owners.
- (C) To provide guidelines and standards, and to enforce same for all land and buildings within the Avalon Complex, including land and facilities owned by the Corporation, and all of exterior appearances of the condominiums of any member association which the Corporation is responsible to maintain in order to ensure that the artistic, architectural and harmonious building and construction standards of all lands owned or maintained by the Corporation as provided for in the Declaration of Covenants, and all buildings and improvements situate, lying and being

within that area of Lee County, Florida, described in Exhibit "M-2" to the Declaration of Covenants.

(D) To make available to the Members of the Corporation and their respective unit owners, services and facilities for the enjoyment of the Properties herein mentioned, and to promote the social welfare, security, pleasure, recreation, entertainment, and common good of the Members and their respective unit owners.

(E) To assess against the Members of the Corporation, fees for the operation and maintenance of the Corporation in order to enable the Corporation to perform its purposes as set forth in the Declaration of Covenants, herein, and in the Bylaws of the Corporation, and such other purposes as may be allowed by law.

(F) To borrow or raise money for any of the purposes of the Corporation and from time to time without limit as to amount; to draw, make, accept, endorse, execute, and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Corporation.

(G) To participate in mergers and consolidations with other Neighborhood Associations organized for the operation of property within or without the Avalon Complex or annex additional property and Common Areas, provided that any such merger, consolidation or annexation shall have the assent of all of the members.

(H) To construct on the lands owned by the Corporation a manager's office or residence, or to purchase a dwelling unit within the Avalon Complex for such purpose, if deemed desirable by the Board of Directors.

### ARTICLE III

#### **MEMBERSHIP:**

(A) The members of this Corporation shall be any Florida corporation not for profit which is created for the purpose of operating a Neighborhood within the Avalon Complex. If any Member Association is voluntarily dissolved, that association's membership shall be transferred to another corporation, or to a trustee, which shall have and exercise such association's membership rights, obligations and privileges as long as this Corporation exists.

(B) Whenever a vote of the Members is required, each Member shall be entitled to one vote in Corporation matters for each unit it operates. The manner of exercising voting rights shall be as set forth in the Bylaws.

(C) The share of a Member in the funds and assets of the Corporation cannot be assigned, withdrawn or transferred in any manner except as an appurtenance to the property of the Association operates.

**ARTICLE IV**

**DIRECTORS AND OFFICERS:** The affairs of the Corporation 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. Directors may be, but do not have to be, officers or Directors of their respective Associations. Directors shall be appointed or elected by the members in the manner set forth in the Bylaws. Directors may be removed, and vacancies on the Board of Directors shall be filled, in the manner provided by the Bylaws. The business of the Corporation shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its annual organizational meeting, and shall serve at the pleasure of the Board.

**ARTICLE V**

**TERM:** The term of the Corporation shall be perpetual.

**ARTICLE VI**

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

**ARTICLE VII**

**AMENDMENTS:**

(A) These Articles of Incorporation may be altered or amended at any regular or special meeting of the members, provided that:

- (1) written notice of the meeting is given in the manner provided for in the Bylaws, and the notice contains the full text of the proposed alteration or amendment; and
- (2) the proposed alteration or amendment is approved by the affirmative vote of at least a majority of the voting interests.

Prior to turnover of control by Developer to unit owner purchasers, these Articles of Incorporation may be amended by a majority of the Board of Directors only.

(B) No amendment of these Articles or of the Bylaws shall be effective to change the voting rights of any Member, or to change the proportion or percentage by which a Member shares the expenses of the Corporation, unless that Member consents thereto.

(C) An amendment shall become effective after filing with the Secretary of State and after being recorded in the Public Records of Lee County, Florida. For recording purposes, the amendment shall be attached to a certificate executed by the officers of the Corporation with the formalities of a deed. The certificate must identify the book and page of the Public Records where the original Declaration of Covenants for Avalon at Grandézza Commons was recorded.

**ARTICLE VIII**

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

Jeffrey J. Cotter  
2055 Trade Center Way  
Naples, Florida 34109

G. Stuart Wood  
2055 Trade Center Way  
Naples, Florida 34109

Peter Wendt  
2055 Trade Center Way  
Naples, Florida 34109

**ARTICLE IX**

**INITIAL REGISTERED AGENT:**

The initial registered office of the Association shall be at:

4001 Tamiami Trail N., Suite 300  
Naples, Florida 34103

The initial registered agent at said address shall be:

Kevin G. Coleman

**ARTICLE X**

**INDEMNIFICATION:** To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director, officer and volunteer of the Association against all expenses and liabilities, including attorney's fees (at all trial and appellate levels), actually and reasonably incurred by or imposed on him in connection with any claim or 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 provisions for indemnification shall apply whether or not such person is a Director or officer at the time such expenses are incurred. 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:

(A) Gross negligence, 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) Violation of criminal law, unless the person seeking indemnification had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

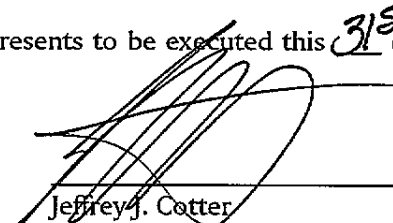
(C) A transaction from which the person seeking indemnification derived an improper personal benefit.

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

(E) Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

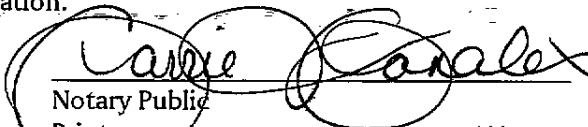
In the event of a settlement, the right to indemnification is subject to the finding by at least a majority of the disinterested Directors that the settlement is in the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or officer may be entitled.

WHEREFORE the Incorporator has caused these presents to be executed this 31<sup>st</sup> day of January, 2002.

  
\_\_\_\_\_  
Jeffrey J. Cotter

STATE OF FLORIDA  
COUNTY OF COLLIER

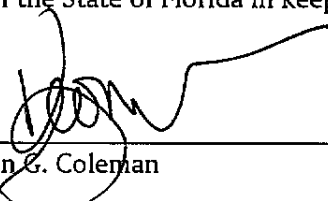
The execution of the foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2002, by Jeffrey J. Cotter. He is personally known to me or did produce \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  
Print name: \_\_\_\_\_  
SEAL



ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for AVALON AT GRANDÉZZA COMMONS 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.

  
\_\_\_\_\_  
Kevin G. Coleman

AVALON AT GRANDÉZZA COMMONS - ARTICLES

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