

No40000006080

(Requestor's Name)

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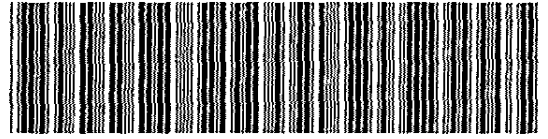
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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04 JUN 17 AM 10:00  
STATE  
TALLAHASSEE, FLORIDA

V

CB

TRANSMITTAL LETTER

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

SUBJECT: The Oaks at Clewiston Condominium Association, Inc  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for

\$70.00  
Filing Fee

\$78.75  
Filing Fee &  
Certificate of  
Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: German Mejia  
Name (Printed or typed)

P.O. Box 480235  
Address

Delray Beach, FL 33448  
City, State & Zip

(561) 662-2553  
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

FILED

04 JUN 17 AM 10:00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION FOR  
THE OAKS AT CLEWISTON CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE 1  
NAME

The name of the corporation is The Oaks at Clewiston Condominium Association, Inc. (hereinafter the "Association").

ARTICLE 2  
OFFICE

The principal office and mailing address of the Association shall be at 417 W. Sugarland Highway, Clewiston, Florida 33440 or such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Florida Condominium Act (hereinafter the "Act").

ARTICLE 3  
PURPOSE

The purpose of the Association is to provide an entity pursuant to the Act as it exists on the date hereof for the operation of that certain condominium located in Hendry County, Florida, to be known as THE OAKS AT CLEWISTON CONDOMINIUM, and for all other purposes permitted by law.

ARTICLE 4  
DEFINITIONS

The terms used herein shall have the same definitions and meanings as those set forth in the Declaration of Covenants, Conditions and Restrictions for The Oaks at Clewiston, (hereinafter the "Declaration") unless provided to the contrary, or unless the context otherwise requires.

ARTICLE 5  
POWERS

The purposes of the Association are to act as the unit owners' association for the Association, as created under the Act by the Declaration and shall have all of the common-law and statutory powers of an association created thereby, except as expressly limited or restricted by the terms herein, the Declaration, the Bylaws of the Association or the Act.

ARTICLE 6  
MEMBERS

The members of the Association shall be the owners of units created under the Declaration. The membership interest in the Association shall be appurtenant to, and may not be separated from, the unit.

ARTICLE 7  
TERM

The duration of the corporation shall be perpetual.

ARTICLE 8  
INCORPORATOR

The name and address of the Incorporator of the Association is:

NAME

ADDRESS

German Mejia

P.O. Box 480235  
Delray Beach, FL 33448

ARTICLE 9  
DIRECTORS

The Association shall have three initial members of the Board of Directors. The method of election or appointment of subsequent directors shall be set forth in the Bylaws. The name and address of the initial directors of the Association are:

German Mejia

P.O. Box 480235  
Delray Beach, FL 33448

Henry M. Tanzer

P.O. Box 480235  
Delray Beach, FL 33448

Marlene Mejia

P.O. Box 480235  
Delray Beach, FL 33448

ARTICLE 10  
LIABILITY OF DIRECTORS

No director of the Association shall be personally liable to the Association or its members for monetary damages fro breach of fiduciary duty as a director; provided, however, that this Articles shall not eliminate or limit the liability of a director for: (a) any breach of the director's duty of loyalty to the Association or its members; (b) acts or omissions which are not in good faith or which involve intentional misconduct or a knowing violation of law; or (c) any transaction from which the director derives an improper personal benefit. For purposes of this Article, the term "director" includes a trustee and a person who serves on the board or council of the Association in an advisory capacity.

ARTICLE 11  
AMENDMENT

These Articles of Incorporation may be amended by an affirmative vote of 2/3rds of the members eligible to vote. However, prior to the termination of the Period of Declarant Control, amendment will not be effective without the written consent of Declarant.

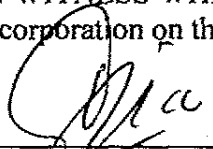
ARTICLE 12  
INDEMNIFICATION

To the fullest extent authorized under the applicable laws of the State of Florida, the Association shall indemnify and hold harmless each person who shall serve at any time hereafter as a member of the Board of Directors or an officer of the Association from and against any and all claims and liabilities to which such person shall become subject by reason of his or her having been, or hereafter being a member of the Board of Directors or an officer of the Association, or by reason of any action alleges to have been taken or omitted by him or her as such a member of the Board of Directors or an officer of the Association, and shall reimburse each such person for all legal and other expenses reasonably incurred by him or her in connection with any such claim or liability; and if allowed by applicable statute, the Association may advance to any such person funds to pay expenses for all legal and other expenses reasonably incurred by him or her in defending any such claim upon receipt of any undertaking to repay such amount unless it is determined that such person was not entitled to indemnification hereunder; provided, however, that no such person shall be indemnified against, or be reimbursed for, any expense incurred in connection with any claim or liability arising out of his or her gross negligence or willful misconduct or otherwise prohibited by applicable Florida law.

REGISTERED AGENT

The initial registered office of the corporation is located at 417 W. Sugarland Highway, Clewiston, Florida 33440 and it initial registered agent at such is German Mejia.

IN WITNESS WHEREOF, the undersigned Incorporator has signed these Articles of Incorporation on the dates set forth below.

  
\_\_\_\_\_  
German Mejia, Incorporator

**CERTIFICATE OF REGISTERED AGENT**

As indicated in the foregoing Articles of Incorporation, in the County of Hendry, State of Florida, the Articles of Incorporation named German Mejia, located at 417 W. Sugarland Highway, Clewiston, Florida 33440 as its registered agent in accordance with Florida law.

Having been named as registered agent of The Oaks at Clewiston Condominium Association, Inc., to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with the obligations of that position and hereby accept the same and agree to act in this capacity.

  
\_\_\_\_\_  
German Mejia

Dated this 14 day of  
June, 2004

**FILED**  
04 JUN 17 AM 10:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA