

ABEL, BAND, RUSSELL, COLLIER, PITCHFORD & GORDON
CHARTERED

ATTORNEYS AND COUNSELORS AT LAW

WILLIAM R. KORP
BOARD CERTIFIED REAL ESTATE ATTORNEY

POST OFFICE BOX 1614
VENICE, FLORIDA 34284-1614
TELEPHONE (813) 485-8200
FAX (813) 488-9436

February 20, 1995

NA5000000939

State of Florida
Corporate Division
Post Office Box 6327
Tallahassee, Florida 32314

Re: BONITA BEACH TRAILER PARK COOPERATIVE, Inc.

Dear Sir or Madam:

In connection with the above referenced matter we enclose the original and one copy of the Articles of Incorporation as well as a check in the sum of \$122.50 for filing.

We would appreciate your filing these Articles at your earliest convenience and returning a copy of the filed document. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Kathleen A. Selvitella
Kathleen A. Selvitella, CLA
Legal Assistant to
William R. Korp

KAS:SectySt.ltr
Enclosures

ARTICLES OF INCORPORATION
OF
BONITA BEACH TRAILER PARK COOPERATIVE, INC.

FILED
95 FEB 23 PM 6:23
CLERK OF THE COURT
JACKSONVILLE, FLORIDA

The undersigned, acting as Incorporators of this corporation, hereby adopt the following Articles of Incorporation for the purpose of forming a not-for-profit corporation under and by virtue of the laws of the State of Florida as contained in Chapter 617, Florida Statutes.

ARTICLE I. NAME

The name of the corporation shall be BONITA BEACH TRAILER PARK COOPERATIVE, INC. and shall be located at 3787 Cardinal Circle, Bonita Springs, Florida 33923.

ARTICLE II. DURATION

The date of commencement of corporate existence shall be on the date the Articles are filed with the Department of State, and the period of duration of the corporation shall be perpetual.

ARTICLE III. PURPOSE AND POWERS

The general purpose for which the corporation is initially organized is to engage in, conduct and carry on the business of operation of a mobile home owners association pursuant to F.S. Chapter 723. The corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Acts. In addition, the corporation shall have all of the

powers specified in Section 617.021, Florida Statutes. In the event the corporation purchases Bonita Beach Trailer Park, it shall convert the same to a condominium, cooperative or other type of ownership.

ARTICLE IV. MEMBERSHIP

The qualifications for members and the manner of their admission shall be regulated by the Bylaws of this Corporation.

ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 333 South Tamiami Trail, Suite 199, Venice, Florida 34285 and the name of the initial registered agent of the corporation as such address is WILLIAM R. KORP, ESQUIRE.

ARTICLE VI. DIRECTORS

The initial Board of Directors shall consist of no more than FIVE (5) members who are elected according to the Bylaws of the corporation. The names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors be elected and qualified, or until their earlier resignation, removal from office or death, are as follows:


<u>Name</u>	<u>Address</u>
BRUCE SLATER	3787 Cardinal Circle Bonita Springs, Florida 33923
RAYMOND BENNETT	3787 Cardinal Circle Bonita Springs, Florida 33923
JOHN CUMMINS	3787 Cardinal Circle Bonita Springs, Florida 33923
JAMES GACCIONE	3787 Cardinal Circle Bonita Springs, Florida 33923
BETTY VAN HORN	3787 Cardinal Circle Bonita Springs, Florida 33923

ARTICLE VII. INCORPORATORS

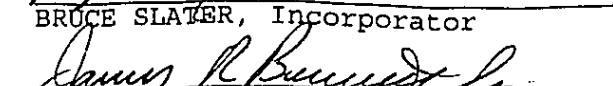
The names and address of the incorporators of the corporation are as follows:

<u>Name</u>	<u>Address</u>
BRUCE SLATER	3787 Cardinal Circle Bonita Springs, Florida 33923
RAYMOND BENNETT	3787 Cardinal Circle Bonita Springs, Florida 33923
JOHN CUMMINS	3787 Cardinal Circle Bonita Springs, Florida 33923
JAMES GASEONE ^{GACCIONE}	3787 Cardinal Circle Bonita Springs, Florida 33923
BETTY VAN HORN	3787 Cardinal Circle Bonita Springs, Florida 33923


IN WITNESS WHEREOF, the undersigned, being the incorporators of the corporation, executed these Articles of Incorporation and certified to the truth of the facts herein stated, this 15th day of FEBRUARY, 1995.




BRUCE SLATER, Incorporator



RAYMOND BENNETT, Incorporator



JOHN CUMMINS, Incorporator



JAMES GACCIONE, Incorporator



BETTY VAN HORN, Incorporator

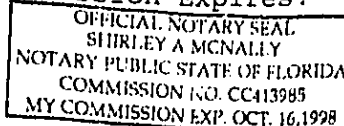
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th

day of February, 1995, by BRUCE SLATER (Notary choose one) [] who is personally known to me or [✓] who has produced driver's license as identification.

Shirley A. McNally
Notary Public

SHIRLEY A. McNALLY
Print Name of Notary Public
My Commission Expires:

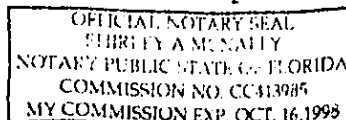


STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th day of February, 1995, by RAYMOND BENNETT (Notary choose one) [] who is personally known to me or [✓] who has produced driver's license as identification.

Shirley A. McNally
Notary Public

SHIRLEY A. McNALLY
Print Name of Notary Public
My Commission Expires:

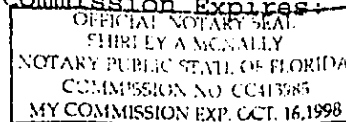


STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th day of February, 1995, by JOHN CUMMINS (Notary choose one) [] who is personally known to me or [✓] who has produced driver's license as identification.

Shirley A. McNally
Notary Public

SHIRLEY A. McNALLY
Print Name of Notary Public
My Commission Expires:

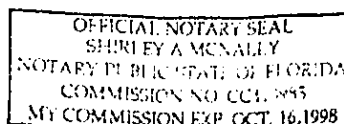


STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th day of February, 1995, by JAMES GASTONE (Notary choose one) [] who is personally known to me or [✓] who has produced driver's license as identification.

Shirley A. McNally
Notary Public

SHIRLEY A. McNALLY
Print Name of Notary Public



My Commission Expires:

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th
day of February, 1995, by BETTY VAN HORN (Notary
choose one) [] who is personally known to me or [✓] who has
produced Driver's License as identification.

Shirley A. McNally
Notary Public

SHIRLEY A. McNALLY
Print Name of Notary Public

My Commission Expires:

OFFICIAL NOTARY SEAL
SHIRLEY A. McNALLY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC41793
MY COMMISSION EXP. OCT. 16, 1998

ACCEPTANCE OF REGISTERED AGENT

I have been designated as Registered Agent in the above
Articles. Simultaneously, I hereby accept the appointment as
Registered Agent.

William R. Korp
William R. Korp
Registered Agent

FILED
95 FEB 27 7:13:23

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0393 FAX

800-342-8086



N95000000939

ACCOUNT NO. : 072100000032

REFERENCE : 782457 114380A

AUTHORIZATION *Patricia Piquito*

COST LIMIT : \$ 87.50

ORDER DATE : December 26, 1995

ORDER TIME : 11:0 AM

ORDER NO. : 782457

CUSTOMER NO: 114380A

000001071010

CUSTOMER: William R. Korp, Esq
Suite 199
333 S. Tamiami Trail
Venice, FL 34285

DOMESTIC AMENDMENT FILING

NAME: BONITA BEACH TRAILER PARK
COOPERATIVE, INC.

ARTICLES OF AMENDMENT
XX RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kelly Courtney

EXAMINER'S INITIALS: _____

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 DEC 26 PM 3:58 95

Asst. Sec.
DEC 26 1995

RESTATED
ARTICLES OF INCORPORATION
OF
BONITA BEACH TRAILER PARK COOPERATIVE, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 DEC 26 PM 3:58

The undersigned hereby certify and acknowledge that these amended and restated Articles of Incorporation for BONITA BEACH TRAILER PARK COOPERATIVE, INC., a not-for-profit corporation organized under and by virtue of the laws of the State of Florida as contained in Chapter 617, Chapter 719 and Chapter 723, Florida Statutes, as amended (the "Acts") and originally filed with the Secretary of State on February 23, 1995 have been duly adopted by the Board of Directors this 30th day of November, 1995 without member approval nor is member approval required. Any amendments included herein have been adopted pursuant to Section 617.0201(4), Florida Statutes, and there is no discrepancy between the Corporation's Articles of Incorporation as theretofore amended and the provisions of the Restated Articles of Incorporation other than the inclusion of these amendments and the omission of matters of historical interest.

ARTICLE 1. NAME

The name of the corporation shall be BONITA BEACH TRAILER PARK COOPERATIVE, INC.

ARTICLE 2. DURATION

The date of commencement of corporation existence shall be the date the Articles were filed with the Department of State, the period of duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the Corporation is organized is to engage in, conduct and carry on the business of operation of a mobile home owners association pursuant to F.S. Chapter 723; the Corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Acts. In addition, the Corporation shall have all the powers specified in Section 617.021, Florida Statutes. Upon completing the purchase of the Park, it shall convert the same to a condominium, cooperative or other type of ownership; whereupon the Corporation shall have all the powers necessary and/or convenient for the operation and management of such condominium, cooperative, or other type of resident-owned mobile home community. Additionally, the Corporation reserves the right to acquire additional lands; whereupon the Corporation shall have all the powers necessary and/or convenient for the operation and management of such property.

ARTICLE 4. MEMBERSHIP

Membership in this corporation shall be limited to lessees or a family member of a lessee of BONITA BEACH TRAILER PARK COOPERATIVE (hereinafter "PARK") who have purchased membership certificates in the Corporation. Upon the transfer of a membership

certificate, either voluntarily, or by operation of law, the transferee shall become a member of the Corporation if all the requirements for membership have been met.

ARTICLE 5. REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation is 333 South Tamiami Trail, Suite 199, Venice, Florida 34285; and the name of the registered agent of the corporation at such address is William R. Korp.

ARTICLE 6. DIRECTORS

The Board of Directors shall consist of not less than three nor more than five members who are elected at the annual members' meeting by a plurality of votes cast. The names and address of the persons who are currently serving as directors until their successors are elected and qualified, or until their earlier resignation, removal from office or death, are as follows:

<u>Name</u>	<u>Address</u>
Bruce Slater	3787 Cardinal Circle Bonita Beach, Florida
Betty VanHorn	3813 Lemon Twist Bonita Beach, Florida
John Cummins	3676 Margina Circle Bonita Beach, Florida
Ray Bennett	3674 Margina Circle Bonita Beach, Florida
James Gaccione	3750 Cardinal Circle Bonita Beach, Florida

ARTICLE 7. INCORPORATORS

The names and addresses of the original incorporator of the corporation are as follows:

<u>Name</u>	<u>Address</u>
Bruce Slater	3787 Cardinal Circle Bonita Beach, Florida
Betty VanHorn	3813 Lemon Twist Bonita Beach, Florida
John Cummins	3676 Margina Circle Bonita Beach, Florida
Ray Bennett	3674 Margina Circle Bonita Beach, Florida
James Gaccione	3750 Cardinal Circle Bonita Beach, Florida

ARTICLE 8. PROVISIONS FOR THE REGULATION OF THE BUSINESS AND FOR THE CONDUCT OF THE AFFAIRS OF THE CORPORATION

8.1 Meetings of Members and Directors. Meeting of the members and directors of the Corporation may be held within the State of Florida at such place or places as may from time to time be designated in the Bylaws or by resolution of the Directors.

8.2 Bylaws. The power to amend or repeal the Bylaws or to adopt new Bylaws shall be in the members , but the affirmative vote of the members of two-thirds (2/3) shall be necessary to exercise that power. The Bylaws may contain any provisions for the regulation and management of the Corporation which are consistent with the Acts and these Articles of Incorporation.

8.3 Contracts in Which Directors Have an Interest. No contract or other transaction of the Corporation with any person, firm or corporation or no contract or other transaction in which the Corporation is interested shall be invalidated or affected by

(a) the fact that one or more of the directors or officers is a director or officer of another corporation, or (b) the fact that any director, individually or jointly with others, maybe a party to or may be interested in the contract or transaction; and each person who may become a director of the Corporation is hereby relieved from any liability that might otherwise arise by reason of his contracting with the Corporation for the benefit of himself or any firm, or corporation in which he may be interested.

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the corporation, executed these Articles of Incorporation and certified to the truth of the fact herein stated this 21st day of December, 1995.

BONITA BEACH TRAILER PARK
COOPERATIVE, INC.

By: Bruce Slater
BRUCE SLATER, President

By: Betty Van Horn
BETTY VAN HORN, Secretary

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 21st day of Dec., 1995 by BRUCE SLATER and BETTY VAN HORN, as President and Secretary respectively of BONITA BEACH TRAILER PARK COOPERATIVE, INC., on behalf of said corporation and who acknowledged before me that the execution thereof is their free act and deed. They (notary choose one) [☒] are personally known to me or [] have produced _____ as identification.

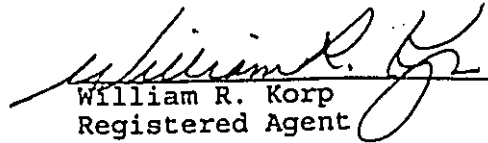
Kathleen A. Selvittella
Notary Public

Print Name of Notary Public
and affix seal
My Commission Expires:



ACCEPTANCE OF REGISTERED AGENT

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.


William R. Korp
Registered Agent