

N99-000003911

ANNIS, MITCHELL, COCKEY, EDWARDS & ROEHN, P.A.

ATTORNEYS AT LAW

ONE TAMPA CITY CENTER
SUITE 2100
P.O. BOX 3433 (ZIP 33601)
TAMPA, FLORIDA 33602
TELEPHONE: (813) 229-3321
FACSIMILE: (813) 223-9067

PELICAN BAY FINANCIAL CENTER
SUITE 300
8889 PELICAN BAY BOULEVARD
NAPLES, FLORIDA 34108
TELEPHONE: (941) 597-7088
FACSIMILE: (941) 597-6984

ONE UNIVERSITY PARK, SUITE
600
12800 UNIVERSITY DRIVE
P.O. BOX 60259 (ZIP 33906)
FT. MYERS, FLORIDA 33907
TELEPHONE: (941) 489-1776
FACSIMILE: (941) 489-2444

201 SOUTH MONROE STREET
SUITE 200
TALLAHASSEE, FLORIDA 32301
TELEPHONE: (850) 224-7668
FACSIMILE: (850) 224-7290

PLEASE REPLY TO:
NAPLES
(941) 597-7088
ppeep@annislaw.com

AVAILABLE FOR CONSULTATION
KÄRCEL, VOLLHARDT & PARTNER
KURFÜRSTENDAMM 36
D-10719 BERLIN, GERMANY
011-49-30-885-7710
FAX: 011-49-30-881-1308

June 22, 1999

VIA FEDERAL EXPRESS

State of Florida
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

100002913111--B
-06/23/99--01046--011
*****78.75 *****78.75

Re: Ginger Pointe at Shadow Wood Neighborhood Association, Inc.
Our File No: 6951.002

Dear Sir or Madam:

Enclosed herewith please find an original and one copy of the Articles of Incorporation for the above-referenced corporation. Please file the original and return the copy certified to me at your earliest convenience.

Our firm's check in the amount of \$78.75 is enclosed for the required filing fee. If you have any questions or need additional information, please feel free to contact me.

Very truly yours,

C. Perry Peeples
C. Perry Peeples

CPP/jpw
Enclosures

Signed by Mr. Peeples' secretary
in his absence to avoid delay.

99 JUN 23 AM 8:17
FILED
SECRETARY OF STATE
TALLAHASSEE FLORIDA

B. BROCK JUN 25 1999

**ARTICLES OF INCORPORATION
FOR
GINGER POINTE AT SHADOW WOOD
NEIGHBORHOOD ASSOCIATION, INC.**

FILED
99 JUN 23 AM 8:17
SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned who is of full age, does hereby certify:

ARTICLE I

The name of the corporation is Ginger Pointe at Shadow Wood Neighborhood Association, Inc.

The office of the association is located at 12220 Towne Lake Drive, Suite 1, Fort Myers, Florida 33913.

The name and address of the Registered Agent is C. Perry Peeples, 8889 Pelican Bay Boulevard, Suite 300, Naples, Florida 34108.

The terms used in these Articles shall have the definitions as provided in Article I of Declaration of Covenants, Conditions and Restrictions for Ginger Pointe at Shadow Wood Neighborhood Association, Inc. (the "Declaration").

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the Lots and Common Areas within that certain tract of property located in Lee County, Florida, known as "Ginger Pointe at Shadow Wood" pursuant to the provisions of the Declaration, and to promote the betterment of the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and in furtherance of those purposes to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, applicable to the property, to be recorded in the Public Records of Lee County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth as length;

B. Operate, maintain repair and where necessary improve the Common Areas, including but not limited to, all water management facilities existing, from time to time on the Properties, which water management facilities shall include all lakes, ponds, drainage retention areas, swales and artificial and natural structures which are incorporated into the water management system, whether owned by the Association or by

a member, and all easements reserved for drainage related purposes. Provided, however, that the Association shall only be responsible for water management facilities which solely serve Ginger Pointe at Shadow Wood. The Shadow Wood Community Association, Inc., shall be responsible for the ownership, operation and maintenance of all storm water management systems which are designated by the Community Association as a part of the master storm water management system.

C. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses in connection therewith and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

D. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

E. Borrow money, and with the consent of two-thirds (2/3) of the members entitled to vote, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

F. Dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;

G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the not-for-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;

H. Devise such rules and regulations with respect to the use of the Common Areas and to promote the health, safety and convenience of the Owners of the Property.

I. Enter into contracts for operational and maintenance services for the Common Areas and the management of the Association.

J. Cooperate with the Community Association in carrying out its responsibilities under the Community Declaration.

ARTICLE III MEMBERSHIP

Every person or entity who is a record owner of a Lot in Ginger Pointe At Shadow Wood, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of Lot which is subject to assessment by the Association.

ARTICLE IV
VOTING RIGHTS

The Association shall have two (2) classes of voting memberships:

1. Class A. Class A members shall be all of those owners of a Lot subject to the Declaration. Each Class A Member shall have one (1) vote for each Lot owned by such Class A Member.

2. Class B. There shall be one (1) Class B member, the Developer, Lyons Housing Corp., a Florida corporation, or its assigns. The Class B member shall have one (1) vote for each Lot subject to the Declaration, plus one (1).

The By-Laws may establish procedures for voting when title to a unit is held in the name of a corporation or more than one (1) person or entity.

The Class B membership shall terminate upon the earlier of:

1. Three months after 90% of the maximum number of Lots reserved by Developer on Exhibit "B" of the Declaration and which may be constructed on all phases of the property described on Exhibits "A" and "B" under the resolutions of the Lee County Board of County Commissioners, as amended from time to time, have been conveyed to Class A Members; or

2. When, in its discretion, Developer so determines and declares in a recorded instrument.

Upon termination of the Class B membership, Developer shall be a Class A Member entitled to Class A votes for each Lot which it owns.

ARTICLE V
BOARD OF DIRECTORS

The affairs of this Association shall initially be managed by a Board of three (3) members who shall be appointed by the Developer. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Tim Rose	12220 Towne Lake Drive, Suite 1 Fort Myers, FL 33913
Don Sherman	12220 Towne Lake Drive, Suite 1 Fort Myers, FL 33913
Chris Hammond	12220 Towne Lake Drive, Suite 1 Fort Myers, FL 33913

After turnover of control of the Association, the Board shall consist of at least three members, who shall be elected by the members in the manner determined by the By-Laws.

ARTICLE VI
INDEMNIFICATION

The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's 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. In the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement and indemnification as being in the best interests of the Association. The foregoing right of indemnification shall not apply to:

A. Gross negligence or willful misconduct in office by any Director or officer.

B. Any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in, not opposed to, the best interest of the Association, and had no reasonable cause to believe his action was unlawful.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE VII
DURATION

The corporation shall exist perpetually. If this corporation shall ever be dissolved, the property owned by the corporation consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If it is not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE VIII
AMENDMENTS

Subject to the rights of Developer as provided in the By-Laws of the Corporation, amendments of these Articles shall require the consent of two-thirds (2/3) of the members entitled to vote, but no amendment shall be effective which is in contravention of the duties, responsibilities or obligations of the Association or the members as provided in the Declaration. Amendments to the By-Laws may be made at a regular or special meeting of the members or by a vote of a majority of a quorum of the voting representatives present in person.

ARTICLE IX
NOT-FOR-PROFIT STATUS

In compliance with the requirements of Chapter 617, the corporation shall issue no stock, and no dividends shall be paid and no part of the income of the corporation shall be distributed to the members, directors or officers.

ARTICLE X
OFFICERS

There shall be a President, Vice-President and Secretary/Treasurer of the Corporation. The initial officers of the corporation are as follows:

PRESIDENT: Tim Rose
VICE-PRESIDENT: Don Sherman
SECRETARY/TREASURER: Chris Hammond

ARTICLE XI
INCORPORATORS

The name and address of the incorporator is:

Tim Rose 12220 Towne Lake Drive, Suite 1
Fort Myers, FL 33913


IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 17th day of JUNE, 1999.



TIM ROSE

STATE OF FLORIDA
COUNTY OF Lee

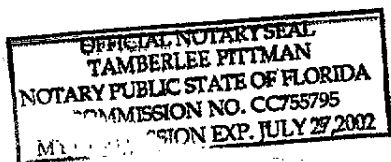
The foregoing instrument was acknowledged before me this 17th day of June, 1999, by Tim Rose, who is personally known to me.



Notary Public
Printed Name: Tamberlee Pittman

My Commission Expires: July 27, 2002

(Seal)



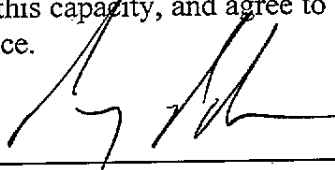
CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

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

That Ginger Pointe At Shadow Wood Neighborhood Association, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, County of Collier, State of Florida, has named C. Perry Peeples, of Annis, Mitchell, Cockey, Edwards & Roehn, P.A., 8889 Pelican Bay Boulevard, Suite 300, Naples, Florida 34108, State of Florida, as its agent to accept service of process within this State.

ACCEPTANCE

Having been named to accept service of process for the above corporation, at the 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.



C. PERRY PEEPLES

4638v1

FILED
99 JUN 23 AM 8:17
SECRETARY OF STATE
TALLAHASSEE FLORIDA