

# No1000005603

## ATTORNEYS' TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

850-222-2785

City/St/Zip

Phone #

FILED  
01 AUG -8 AM 8:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- THE VILLAGE AT OYSTER CREEK CONDOMINIUM ASSOCIATION, INC.

2- \_\_\_\_\_

3- \_\_\_\_\_

4- \_\_\_\_\_

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

RECEIVED  
01 AUG -8 PM 3:16  
DIVISION OF CORPORATION

### NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

### AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

### OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

### REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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\*\*\*\*\*78.75 \*\*\*\*\*78.75

Examiner's Initials

8/9

**ARTICLES OF INCORPORATION  
OF  
THE VILLAGE AT OYSTER CREEK CONDOMINIUM ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation:

**ARTICLE I**

**NAME**

The name of this corporation is: **THE VILLAGE AT OYSTER CREEK CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE II**

**DURATION**

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation with the Department of State of Florida. If the Corporation is dissolved, the property consisting of the common surface water management system shall be conveyed to an appropriate agency of local government, and if not accepted, to a similar not-for-profit corporation.

**ARTICLE III**

**PURPOSES**

This corporation is organized for the purpose of providing an entity under the Florida Condominium Act (the "Act") for the operation of a condominium located in Charlotte County, Florida, and known as The Village at Oyster Creek, a Condominium.

**ARTICLE IV**

**AUTHORITY**

This corporation shall have, in addition to all corporate powers granted corporations not-for-profit under the Florida Statutes (except as may be limited or otherwise provided by these Articles), the following powers and authority:

A. To acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign and otherwise dispose of property of any nature whatsoever, real, personal or mixed, tangible or intangible, in connection with this Corporation's affairs.

B. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Condominium Property consistent with the rights and duties established by the Declaration of Condominium, these Articles and the Bylaws of the Corporation.

C. To levy assessments in accordance with the provisions of the Declaration of Condominium and Chapter 718, Florida Statutes.

D. To own, acquire, operate and maintain the common Surface Water Management System (as defined in the Declaration of Condominium).

E. To employ such persons or contract with such independent contractors or agents as shall be reasonably required or appropriate, in the reasonable judgment of the Board of Directors, in order for the Association to carry out, perform and discharge all or any part of its duties, obligations and responsibilities pursuant to the Declaration of Condominium and these Articles.

#### **ARTICLE V**

##### **MEMBERS**

The qualification of members and the manner of their admission shall be as regulated by the Bylaws.

#### **ARTICLE VI**

##### **ADDRESS OF THE CORPORATION**

The street address and mailing address of the principal office of the corporation is 6800 Placida Road, Englewood, Florida 34224.

#### **ARTICLE VII**

##### **INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of this corporation is 2800 Placida Road, Suite 110, Englewood, Florida 34224 and the name of the initial registered agent of this corporation at that address is **DEAN HANEWINCKEL**.

#### **ARTICLE VIII**

##### **INITIAL BOARD OF DIRECTORS**

This corporation shall have three (3) directors initially.

The number of directors may be either increased or diminished from time to time in the manner provided in the Bylaws, but shall never be less than three. The names and addresses of the initial directors of this corporation are:

Robert W. Spade, 6800 Placida Road, Englewood, Florida 34224  
Dean Hanewinckel, 2800 Placida Road, Suite 110, Englewood, Florida 34224  
Robert Harrison, 7142 Champions Lane, Westchester, OH 45063


**ARTICLE IX**

**INCORPORATOR**

The name and address of the corporation's incorporator is:

Dean Hanewinckel, 2800 Placida Road, Suite 110,  
Englewood, Florida 34224

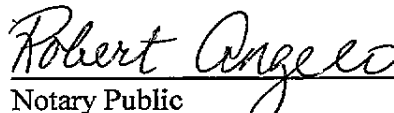
IN WITNESS WHEREOF, I have subscribed my name and seal this 3<sup>rd</sup> day of August, 2001.

  
Incorporator

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2001, by Dean Hanewinckel.



  
Notary Public

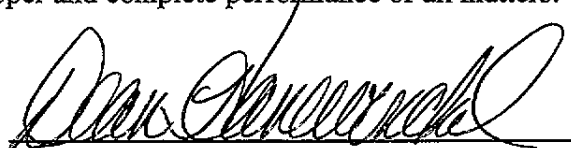
[NOTARIAL SEAL]

Personally known   X   OR Produced Identification                       
Type of identification Produced

### ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the abovestated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of all matters.

Dated: August 3<sup>rd</sup>, 2001.

  
Dean Hanewinckel

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TALLAHASSEE, FLORIDA