

N00000003140

THE REAL ESTATE LAW OFFICE
OF
RICHARD JOHN BRODEUR, P. A.
BOARD CERTIFIED REAL ESTATE LAWYER

May 5, 2000

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

300003242113--D
-05/08/00--01050--016
*****78.75 *****78.75

RE: Lime Tree Center I Condominium Association, Inc.
A Florida Corporation Not For Profit

Gentlemen:

Enclosed please find the original and one (1) copy of the Articles of Incorporation for LIME TREE CENTER I CONDOMINIUM ASSOCIATION, INC., A Corporation Not For Profit.

Enclosed also please find Lime Tree Center I Condominium Association Account Check No. 1676 in the amount of \$78.75 for payment of the following:

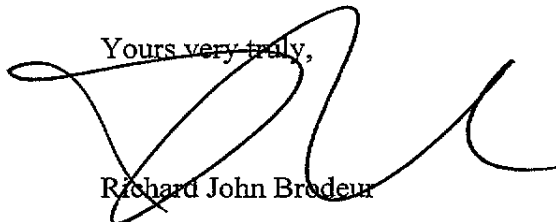
Registered Agent Designation	\$35.00
Certified Charter	\$ 8.75
Filing Fee	<u>\$35.00</u>
	\$78.75

FILED
00 MAY -8 PM 4:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Please send my office a certified copy of the Articles after they have been properly filed with your Department.

If you have any questions or comments, please let me know. Many thanks for your courtesy, cooperation, and assistance.

Yours very truly,



Richard John Brodeur

RJB/ms
Enclosures

Direct Line (941) 472-1734 ** Real Estate Line (941) 472-5433 ** Fax Line (941) 472-5420
Florida, USA, and International Line 1-800-330-1734
MAILING ADDRESS: Post Office Box 214 Sanibel Island, Florida 33957
STREET ADDRESS: Five Lime Tree Center 1640 Periwinkle Way Sanibel Island, Florida

ajb/ll

FILED

00 MAY - 8 PM 4: 07

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LIME TREE CENTER I
CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not For Profit)

In order to form a non-profit corporation in accordance with the laws of the State of Florida, we, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is LIME TREE CENTER I CONDOMINIUM ASSOCIATION, INC.,
A Florida Corporation Not For Profit.

ARTICLE II

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and operation of the condominium, and common elements within a certain tract of real property described in that certain Condominium Declaration of Lime Tree Center I, A Commercial Condominium, and to promote the health, safety, and welfare of the owners within the above-described condominium, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

A. Perform all of the duties and obligations of the Association as set forth in a certain Condominium Declaration (the Declaration) applicable to the development and recorded in O. R. Book 1267 at Pages 546 through 591 in the Public Records of Lee County, Florida, and in Condominium Plat Book 5 at Pages 135 and 136 in the Public Records of Lee County, Florida;

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

C. Borrow money for the direct benefit of the Condominium Association (except that no funds shall be borrowed for operating expenses) and, subject to the consent by vote or written instrument of four-fifths (4/5ths) of the members, mortgage, pledge, or hypothecate any or all of its real or personal property, if any, as security for money borrowed or debts incurred;

D. Dedicate, sell, or transfer all or any part of the common elements to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication, conveyance, or transfer shall be effective unless an instrument has been signed by all of the members, agreeing to such dedication, conveyance, sale, or transfer;

E. Annex additional property or common elements, provided that any annexation shall have the assent by vote or written instrument of all of the members;

F. To own and convey property, to establish rules and regulations, to assess members and to enforce assessments, to sue and to be sued, and to contract for services necessary to operate and maintain the stormwater or surface water management system.

G. Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by periodic and special assessments against members as provided in the Condominium Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee simple interest in any condominium unit, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Nothing contained herein shall preclude the Association from holding annual meetings pursuant to Section 718.112(2)(d) Florida Statutes. Membership shall be appurtenant to and may not be separated from ownership of a condominium unit which is subject to assessment by the Association.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and mailing address of each subscriber is:

Richard John Brodeur
Post Office Box 214
Sanibel Island, Florida 33957

Ken Rasi
1640 Periwinkle Way, Unit II
Sanibel Island, Florida 33957

Judy K. Brodeur
Post Office Box 155
Sanibel Island, Florida 33957

ARTICLE VI

The affairs of the Association shall be managed by a Board of five (5) Directors, being the Unit Owners of the five condominium units of Lime Tree Center I, A Commercial Condominium. The President, Vice President, Secretary, and Treasurer of the Association shall be elected annually by the Board of Directors.

The names of the officers who are to serve until the next election are:

<u>Name</u>	<u>Office</u>
Richard John Brodeur	President
Ken Rasi	Vice President
Judy K. Brodeur	Secretary / Treasurer

ARTICLE VII

The number of persons constituting the initial Board of Directors of the Association shall be three (3), and the names and addresses of the persons who serve as Directors are:

<u>Name</u>	<u>Address</u>
Richard John Brodeur	Post Office Box 214 Sanibel Island, Florida 33957
Ken Rasi	1640 Periwinkle Way, Unit II Sanibel Island, Florida 33957
Judy K. Brodeur	Post Office Box 155 Sanibel Island, Florida 33957

ARTICLE VIII

The By-Laws of the Association may be altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of four-fifths (4/5ths) of the members existing at the time of and present in person or by proxy at such meeting.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of four-fifths (4/5ths) of the total voting interests of Unit Owners.

ARTICLE X

On dissolution, the assets of the Association shall be distributed to the owners, in common, in the same undivided shares as each owner previously owned in the common elements. Each unit shall be assigned an undivided one-fifth (1/5th) share of all former condominium property. In the event that the Unit Owners do not set up another non-profit organization to assure the continued maintenance in perpetuity of the stormwater or surface water management system, the right to operate and maintain the stormwater or surface water management system shall be granted or dedicated to a similar non-profit organization to assure the continued operation and maintenance in perpetuity of the stormwater or surface water management system.

ARTICLE XI

REGISTERED AGENT AND REGISTERED ADDRESS: The Registered Agent for the corporation shall be Richard John Brodeur, and the Registered Office of the corporation shall be 1640 Periwinkle Way, Suite V,

Sanibel Island, Florida 33957. The mailing address of the Registered Agent is Post Office Box 214, Sanibel Island, Florida 33957.

ARTICLE XII

EFFECTIVE DATE: The effective date of this corporation shall be upon filing of these Articles with the Office of the Secretary of State of the State of Florida.

ARTICLE XIII

Each Director and Officer of this Association shall be indemnified by the Association against all costs and expenses reasonably incurred or imposed upon him in connection with or arising out of any action, suit, or proceeding in which he may be involved or to which he may be made a party by reason of his having been a Director or Officer of this Association, such expense to include the cost of reasonable settlements.

IN WITNESS WHEREOF, the undersigned subscribers have executed these
Articles of Incorporation on this 5th day of May, 2000.

John J. Lomen Richard John Brodeur (SEAL)
Witness Richard John Brodeur,
President
Melinda J. J. J. J.
Witness

John J. Lomen Ken Rasi (SEAL)
Witness Ken Rasi,
Vice President
Melinda J. J. J. J.
Witness

John J. Lomen Judy K. Brodeur (SEAL)
Witness Judy K. Brodeur,
Secretary / Treasurer
Melinda J. J. J. J.
Witness

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this day **RICHARD JOHN BRODEUR**, as President, **KEN RASI**, as Vice President, and **JUDY K. BRODEUR**, as Secretary / Treasurer of **LIME TREE CENTER I CONDOMINIUM ASSOCIATION, INC.**, A Florida Corporation Not For Profit, personally appeared before me, the undersigned Notary Public, an officer duly authorized to administer oaths and take acknowledgments. **RICHARD JOHN BRODEUR**, as President, **KEN RASI**, as Vice President, and **JUDY K. BRODEUR**, as Secretary / Treasurer of **LIME TREE CENTER I CONDOMINIUM ASSOCIATION, INC.**, A Florida Corporation Not For Profit,

X known personally to me, or
— having produced as identification a passport,
driver's license, or other photo identification,
pursuant to Florida Statute 117.05(5)(b)2.c.(I-V),

and acknowledged to and before me that they are the individuals described in and who executed the foregoing **Articles of Incorporation** freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Sanibel Island, County of Lee, and State of Florida, this 5th day of May, A. D. 2000.



Notary Public

Printed Name of Notary:

My Commission Number is:

My Commission expires:

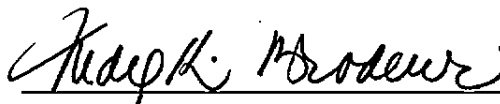


Heidi Thibaut
Commission # 00902478
Expires Jan. 29, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT
UPON WHOM SERVICE MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, Florida Statutes, the
following is submitted:

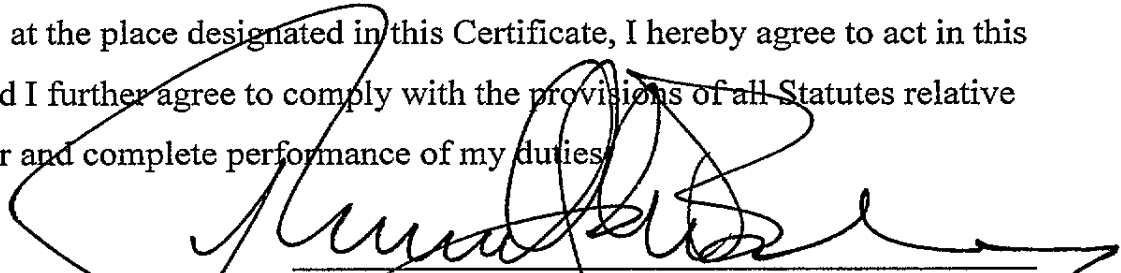
That LIME TREE CENTER I CONDOMINIUM ASSOCIATION,
INC., desiring to organize or qualify under the laws of the State of Florida, with its
principal place of business at 1640 Periwinkle Way, Suite V, Sanibel Island,
Florida 33957, has named Richard John Brodeur, whose address is 1640
Periwinkle Way, Suite V, Sanibel Island, Florida 33957, as its Agent to accept
service of process within Florida. The Agent's mailing address is Post Office Box
214, Sanibel Island, Florida 33957.



Signature of Corporate Officer
Judy K. Brodeur
Title: Secretary
Date: May 5, 2000

FILED
00 MAY -8 PM 4:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Having been named to accept service of process for the above-stated
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 my duties.



Signature of Resident Agent
Richard John Brodeur
Date: May 5, 2000