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August 30, 2000

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Riverview Corporate Center Owners Association, Inc.

N00000005747

Filing Evidence

- ☐ Plain/Confirmation Copy
☒ Certified Copy

Type of Document

- ☐ Certificate of Status
☐ Certificate of Good Standing
☐ Articles Only
☐ All Charter Documents to Include
Articles & Amendments
☐ Certificate of Fictitious Name

Retrieval Request

- ☐ Photocopy
☐ Certified Copy

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NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

FILED
00 AUG 30 AM 10:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
00 AUG 30 AM 10:18
DIVISION OF CORPORATION
TSMITH AUG 30 2000

ARTICLES OF INCORPORATION

FOR

RIVERVIEW CORPORATE CENTER OWNERS ASSOCIATION, INC.

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

ARTICLE I

The name of the corporation is RIVERVIEW CORPORATE CENTER OWNERS ASSOCIATION, INC.

The office of the association is located at 3521 Bonita Bay Blvd., Bonita Springs, Florida 34134.

The name and address of the Registered Agent is, R. Scott Price, 2640 Golden Gate Parkway, Suite 115, Naples, Florida 34105.

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 Common Areas within that certain tract of property located in Lee County, Florida, known as "Riverview Corporate Center" pursuant to the provisions of the Declaration of Establishment of Restrictions and Grants of Easements (herein 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 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.

Without limiting the foregoing, the Association shall have the following specific powers:

- (1) Own and convey property.
- (2) Operate and Maintain Association property and Common Areas described in the Declaration.
- (3) Establish rules and regulations.
- (4) Assess members and enforce said assessments in conformance with the Declaration.
- (5) Contract for services to meet its obligations.
- (6) Sue and be sued.

The Association shall have and 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 exercises.

ARTICLE III
MEMBERSHIP

Every person or entity who is a record owner of any tract within the Riverview Corporate Center pursuant to the Declaration 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.

ARTICLE IV
VOTING RIGHTS

Members, including the Declarant, shall be entitled to one vote for each tract within the Riverview Corporate Center.

ARTICLE V
BOARD OF DIRECTORS

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

John S. McGarvey
3521 Bonita Bay Blvd.
Bonita Springs, Florida 34134

Joanne H. McGarvey
3521 Bonita Bay Blvd.
Bonita Springs, Florida 34134

William G. Price, Jr.
3521 Bonita Bay Blvd.
Bonita Springs, Florida 34134

Directors of the Association 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 the Declarant as provided in the By-Laws of the Corporation, amendments of these Articles shall require the consent of seventy-six percent (76%) 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, Secretary and Treasurer of the Corporation. The initial officers of the corporation are as follows:

PRESIDENT	John S. McGarvey
VICE-PRESIDENT	William G. Price, Jr.
SECRETARY/TREASURER	Joanne H. McGarvey

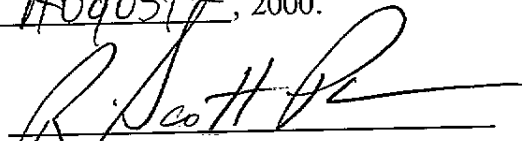
The President of the Association shall be the Maintenance Director of the Riverview Corporate Center as more fully provided in the Declaration.

ARTICLE XI
INCORPORATORS

The name and address of the incorporator is:


R. Scott Price, Esq.	Price, Siket & Solis, LLP 2640 Golden Gate Parkway, Suite 115 Naples, FL 34105
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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 29 day of AUGUST, 2000.


R. Scott Price

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 29 day of August, 2000, by R. Scott Price, who is personally known to me or who has produced _____ as identification.


Notary Public

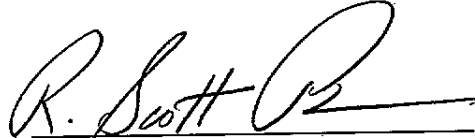
Printed Name

My Commission Expires:



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named to accept service of process for this corporation, at the place designated in the certificate, I hereby accept the appointment and agree to act in this capacity and to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office. The Registered Agent's office is located at 2640 Golden Gate Parkway, Suite 115, Naples, FL 34105.



R. Scott Price
Registered Agent

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SECRETARY OF STATE
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