

# No 1000000952

PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.  
A FLORIDA LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AND COUNSELORS AT LAW  
<http://paveselaw.com>

1833 HENDRY STREET  
FORT MYERS, FLORIDA 33901

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FORT MYERS, FLORIDA 33902-1507

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CHRISTOPHER J. SHIELDS  
BOARD CERTIFIED REAL ESTATE LAWYER  
(941) 336-6245

PLEASE REPLY TO  
FORT MYERS OFFICE

February 6, 2001

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-02/08/01--01099--005  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Division of Corporations  
Department of State  
P. O. Box 6327  
Tallahassee, Florida 32314

Re: ***U.S. Home / Heritage Palms / Heritage Estates VII  
Homeowners Association, Inc.***

Dear Sir or Madam:

Enclosed herewith is the original and one copy of the Articles of Incorporation of the above referenced corporation, together with a check in the amount of \$78.75, said check allocated as follows:

\$35.00 - filing fee  
\$35.00 - registered agent fee  
\$ 8.75 - certified copy

Please certify and return one copy of the Articles of Incorporation.

Thank you for your cooperation in this matter.

Very truly yours,

  
CHRISTOPHER J. SHIELDS

CJS/jg  
Enclosures  
cc: B.J. Upton / U.S. Home  
F:\WPDATA\CJS\USHOME\HERITAGE\ESTATES.VII\CORP.LT1

4635 S. DEL PRADO BLVD.  
P.O. BOX 88  
CAPE CORAL FLORIDA 33910-0088  
(941) 542-3148  
FAX (941) 542-8953

461 S. MAIN STREET  
P.O. DRAWER 2280  
LaBELLE, FLORIDA 33935  
(941) 675-5800  
FAX (941) 675-4998

SUITE 203  
4524 GUN CLUB ROAD  
WEST PALM BEACH, FLORIDA 33415  
(561) 471-1366  
FAX (561) 471-0522

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**HERITAGE ESTATES VII HOMEOWNERS ASSOCIATION, INC**

Pursuant to Section 617.01201, Florida Statutes (2000), these Articles of Incorporation are created by Christopher J. Shields, 1833 Hendry Street, Fort Myers, FL 33901, as sole Incorporator, for the purpose set forth below.

**ARTICLE I**

**NAME:** The name of the corporation is Heritage Estates VII Homeowners Association, Inc., sometimes hereinafter referred to as the "Association."

**ARTICLE II**

**PRINCIPAL OFFICE:** The principal office of the corporation is located at 10481 Six Mile Cypress Parkway, Fort Myers, FL 33912.

**ARTICLE III**

**PURPOSE AND POWERS:** This Association will not permit pecuniary gain or profit and will make no distribution of its income to its members, officers or Directors. It is a corporation not for profit organized on a non-stock basis for the purpose of establishing a corporate residential neighborhood homeowners association which will, subject to a Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Lee County, Florida, have the powers described herein. The Association shall have all of the common law and statutory powers of a Florida corporation not for profit consistent with these Articles and with the Declaration of Covenants, Conditions and Restrictions to which these Articles shall be an exhibit; and it shall have all of the powers and authority reasonably necessary or appropriate to the operation and regulation of a residential neighborhood, subject to the Declaration, as it may from time to time be amended, including but not limited to the power to:

- (A) Fix, levy, collect and enforce payment by an lawful means all charges or assessments levied pursuant to the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all license fees, taxes or governmental charges.
- (B) Enforce any and all covenants, conditions, restrictions and agreements applicable to the residential neighborhood known as Heritage Estates.

(C) 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.

(D) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security.

(E) Dedicate, sell or transfer all or any part of the Neighborhood 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.

(F) Purchase policies of insurance upon the Properties and use the proceeds from such policies to effectuate its purposes.

(G) Participate in mergers and consolidations with other non-profit corporations organized for the same or similar purposes, or to annex additional property and common areas, provided that merger, consolidation or annexation shall have the consent of at least two-thirds (2/3rds) of the voting interests of the Association.

(H) Assist, cooperatively with the Heritage Palms Golf & Country Club, Inc., in the administration and enforcement of the Declaration of Covenants, Conditions and Restrictions for Heritage Palms Golf & Country Club, as amended and supplemented from time to time.

(I) Exercise any and all powers, rights and privileges which a corporate homeowners association organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise; subject always to the Declaration as amended from time to time.

#### **ARTICLE IV**

**MEMBERSHIP AND VOTING RIGHTS:** Membership and Voting Rights shall be as set forth in Section 3 of the Declaration of Covenants, Conditions and Restrictions and Section 2 of the Bylaws.

#### **ARTICLE V**

**TERM:** The term of the Association shall be perpetual.

## **ARTICLE VI**

**BY-LAWS:** The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

## **ARTICLE VII**

**AMENDMENTS:** Amendments to these Articles shall be proposed and adopted in the following manner:

(A) Proposal. Amendments to these Articles may be proposed by a majority of the Board or by petition to the Board signed by at least one-fourth (1/4) of the voting interests.

(B) Procedure. A proposed amendment must be submitted to a vote of the members not later than the next annual meeting for which proper notice can still be given.

(C) Vote Required. Except as otherwise required by Florida law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved at any annual or special meeting called for the purpose by at least a majority of the voting interests of the Association, or if it is approved in writing by a majority of the voting interests without a meeting, as authorized in Section 3.11 of the Bylaws, provided that notice of any proposed amendment must be given to the members of the Association, and the notice must contain the full text of the proposed amendment.

(D) Effective Date. An amendment becomes effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Lee County, Florida, with the same finalities as are required in the Declaration for recording amendments to the Declaration.

## **ARTICLE VIII**

### **DIRECTORS AND OFFICERS:**

(A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.

(B) Directors shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

(C) The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

#### **ARTICLE IX**

**INITIAL DIRECTORS:** The initial Directors of the Association shall be:

Joseph Grimes  
10481 Six Mile Cypress Pkwy.  
Ft. Myers, FL 33912

Steve Benson  
10481 Six Mile Cypress Pkwy.  
Ft. Myers, FL 33912

Alan R. Burns  
10481 Six Mile Cypress Pkwy.  
Ft. Myers, FL 33912

#### **ARTICLE X**

**INITIAL REGISTERED AGENT:** The initial registered office of the Association shall be at: 1833 Hendry Street, Fort Myers, Florida 33901. The initial registered agent at said address shall be:

Christopher J. Shields

#### **ARTICLE XI**

**INDEMNIFICATION:** To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorneys 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. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or officer derived an improper personal benefit.

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and wilful disregard for human rights, safety or property, in an action by or in the right of someone other than the association or a member.

(E) Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

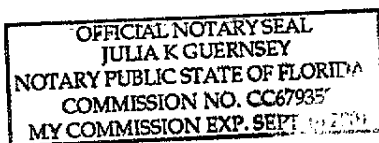
In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approves the settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of all other rights to which a Director or officer may be entitled.

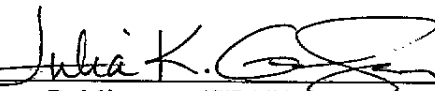
WHEREFORE the incorporator has caused these presents to be executed this 6th day of FEBRUARY, 2001.

  
\_\_\_\_\_  
Christopher J. Shields

STATE OF FLORIDA  
COUNTY OF LEE

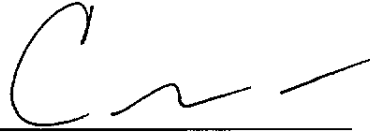
Acknowledged before me this 6th day of FEBRUARY, 2001 by Christopher J. Shields, who is personally known to me or did produce \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public (SEAL)  
Print Name: JULIA K. GUERNSEY

**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for Heritage Estates VII Homeowners Association, Inc., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.



Christopher J. Shields

FILED  
01 FEB -8 AM 10:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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