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*Board Certified Real Estate Lawyer
**Board Certified Civil Trial Lawyer
***Board Certified Business Bankruptcy Law
American Board of Certification
****Board Certified Business Litigation Lawyer

Reply To: Venice

April 4, 2001

Please refer to our file number:

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Secretary of State
Division of Corporation
Post Office Box 6327
Tallahassee, FL 32314

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*****122.50 *****78.75

Re: Articles of Incorporation - Page MHOA, Inc.

Dear Sir or Madam:

In connection with the above referenced matter we enclose the following items:

1. Original and one copy of the Articles of Incorporation.
2. Check in the sum of \$122.50.

We would appreciate your filing these Articles at your earliest convenience and returning a copy of the filed document to the above address. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

ABEL, BAND, RUSSELL, COLLIER,
PITCHFORD & GORDON, CHARTERED

Kathleen A. Sawdo
Kathleen A. Sawdo, CLA
Legal Assistant to Scott E. Gordon

KAS:SecyStLtr
Enclosures

D. BROWN APR 11 2001

ARTICLES OF INCORPORATION
OF
PAGE MHOA, INC.

FILED
01 APR -6 PM 1:20
TREASURER, FLORIDA

The undersigned, each with the capacity to contract, hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a not-for-profit corporation under and by virtue of the laws of the State of Florida as contained in Chapter 617, Florida Statutes, and under Chapter 723, Florida Statutes, as amended (the "Acts").

ARTICLE 1. NAME

The name of the corporation shall be PAGE MHOA, INC. The principal office and mailing address of the corporation is c/o Scott E. Gordon, Esquire, 333 South Tamiami Trail, Suite 199, Venice, Florida 34285.

ARTICLE 2. DURATION

The date of commencement of corporate existence shall be on the date the Articles are filed with the Department of State, and the period of duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the corporation is initially organized is to engage in, conduct and carry on the business of operation of a home owners association pursuant to F.S. Chapter 723; the corporation has the power to negotiate for, acquire and operate the mobile home park on behalf of the home owners; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Acts. In addition, the corporation shall have all the powers specified in Section 617.0302, Florida Statutes. In the event the corporation purchases PAGE MOBILE HOME PARK, it shall convert the same to

a condominium, cooperative or other type of ownership.

ARTICLE 4. MEMBERSHIP

The members of the corporation are bona fide owners of a mobile home as defined in Chapter 723, Florida Statutes, located in 4944 Cleveland Avenue in Fort Myers, Florida, over two-thirds of which have consented in writing to the formation of the corporation.

ARTICLE 5. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 333 South Tamiami Trail, Suite 199, Venice, Florida 34285, and the name of the initial registered agent of the corporation at such address is SCOTT E. GORDON.

ARTICLE 6. DIRECTORS

The initial Board of Directors shall consist of no more than nine (9) members who are elected according to the Bylaws of the corporation. The names and addresses of the persons who are to serve as directors until the first annual meeting of the members or until their successors be elected and qualify, or until their earlier resignation, removal from office or death, are as follows:

| <u>Name</u> | <u>Address</u> |
|-------------------|---|
| Frank Markus, Jr. | 4944 Cleveland Avenue #B-23 Fort Myers, FL 33907 |
| Betty Rasche | 4944 Cleveland Avenue Fort Myers, FL 33907 |
| Joan Woodford | 4944 Cleveland Avenue #C-12 Fort Myers, FL 33907 |

ARTICLE 7. INCORPORATORS

The names and addresses of the incorporators of the corporation are as follows:

| <u>Name</u> | <u>Address</u> |
|-------------------|---|
| Frank Markus, Jr. | 4944 Cleveland Avenue #B-23 Fort Myers, FL 33907 |

Betty Rasche

Joan Woodford

4944 Cleveland Avenue

Fort Myers, FL 33907

4944 Cleveland Avenue #C-12

Fort Myers, FL 33907

ARTICLE 8. PROVISIONS FOR THE REGULATION OF THE
BUSINESS AND FOR THE CONDUCT OF THE
AFFAIRS OF THE CORPORATION

8.1 Meetings of Members and Directors. Meetings of the members and directors of the corporation may be held within the State of Florida at such place or places as may from time to time be designated in the Bylaws or by resolution of the Directors.

8.2 Amendments to Articles of Incorporation. The power to amend the Articles of Incorporation shall be in the members, but the affirmative vote of two-thirds of the members shall be necessary to exercise that power; except, however, upon the acquisition of the mobile home park and conversion to a condominium, cooperative or other type of ownership, in which event, the affirmative vote of the majority of the members of the Board of Directors shall be sufficient to amend these Articles of Incorporation so that the corporation shall have all the powers necessary and/or convenient for the operation and management of such condominium, cooperative or other type of resident/owned mobile home community, including, but not limited to, changing the qualifications for membership in the corporation.

8.3 Bylaws. The initial Bylaws of the corporation shall be adopted by the Directors. The power to amend or repeal the Bylaws or to adopt new Bylaws shall be in the members, but the affirmative vote of the majority of the members shall be necessary to exercise that power; except, however, upon the acquisition of the mobile home park and conversion to a condominium, cooperative or other type of ownership, the affirmative vote of the majority of the members of the

Board of Directors shall be sufficient to amend the Bylaws so that the corporation shall have all the powers necessary and/or convenient for the operation and management of such condominium, cooperative or other type of resident/owned community, including, but not limited to, changing the qualifications for membership in the corporation. The Bylaws may contain any provisions for the regulation and management of the corporation which are consistent with the Acts and these Articles of Incorporation.

8.4 Contract in Which Directors Have an Interest. No contract or other transaction of the corporation which any person, firm or corporation or no contract or other transaction in which the corporation is interested shall be invalidated or affected by (a) the fact that one or more of the directors or officers is a director or officer of another corporation, or (b) the fact that any director, individually or jointly with others, may be a party to or may be interested in the contract or transaction; and each person who may become a director of the corporation is hereby relieved from any liability that might otherwise arise by reason of his contracting with the corporation for the benefit of himself or any firm, or corporation in which he may be interested.

ARTICLE 9. RESTATEMENT IN THE EVENT OF A PURCHASE OF THE PARK

In the event the corporation purchases PAGE MOBILE HOME PARK, and before the issuance of any cooperative membership certificate, these Articles may be amended and restated in order to create a residential cooperative association under Chapter 719, Florida Statutes by a resolution of the Board of Directors.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation
on this 29 day of MARCH, 2001.

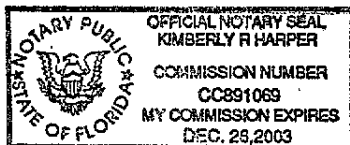
Frank Markus, Jr.
Incorporator - Frank Markus, Jr.

Betty Rasche
Incorporator - Betty Rasche

Joan Woodford
Incorporator - Joan Woodford

STATE OF FLORIDA
COUNTY OF LEE

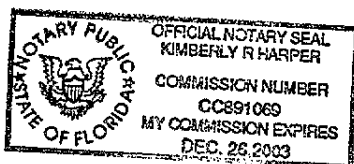
The foregoing instrument was acknowledged before me this 29 day of
March, 2001 by FRANK MARKUS, JR. (Notary choose one) [] who is
personally known to me or [X] who has produced DL M622-260-37-295-0 as
identification.



Kimberly R. Harper
Notary Public
Kimberly R. Harper
Print Name of Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEE

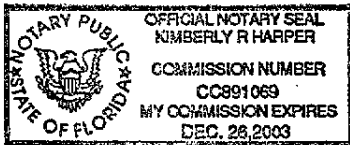
The foregoing instrument was acknowledged before me this 29 day of
March, 2001, by BETTY RASCHE (Notary choose one) [] who is
personally known to me or [X] who has produced DL R200 092 25 691 0 as
identification.

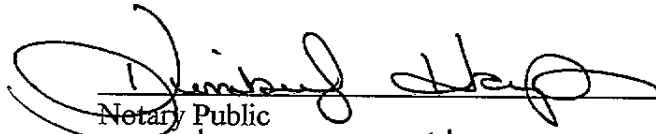


Kimberly R. Harper
Notary Public
Kimberly R. Harper
Print Name of Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30 day of March, 2001, by JOAN WOODFORD (Notary choose one) ☒ who is personally known to me or ☐ who has produced _____ as identification.






Notary Public
Kimberly Harper
Print Name of Notary Public
My Commission Expires:

ACCEPTANCE OF REGISTERED AGENT

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.



Scott E. Gordon
Registered Agent

01 APR -6 PM 1:20
NOTARY PUBLIC
STATE OF FLORIDA