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VEGA, BROWN, STANLEY & BURKE P.A.
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

George Vega
Thomas R. Brown
John F. Stanley
Constance Burke

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*****78.75 *****78.75

April 16, 2001

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

Re: New Filing: Villas De Marino II Condominium
Association, Inc.

Dear Sir or Madam:

Attached please find the original and one copy of the Articles of Organization and Certificate of Designation of Registered Agent, together with a check in the amount of \$78.75 for the above-referenced corporation, representing the filing fees plus one certified copy.

Very Truly Yours,

VEGA, BROWN, STANLEY
& BURKE, P.A.



Alan B. Fields

:jda
Enclosures as stated

ARTICLES OF INCORPORATION
OF
VILLAS DI MARINO II CONDOMINIUM ASSOCIATION, INC.

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TALLAHASSEE, FLORIDA

ARTICLE I. NAME AND ADDRESS

The name of the corporation is Villas di Marino II Condominium Association, Inc., whose address is c/o Constance M. Burke, Esq., Vega Brown Stanley & Burke, P.A., 2660 Airport Road South, Naples, FL 34112.

ARTICLE II. PURPOSES

The purposes and objects of the corporation are such as are authorized under Chapters 617 and 718 of the Florida Statutes solely for the administration and management of Villas di Marino II, located in Collier County, Florida. It is not intended for the Association to show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member.

ARTICLE III. MEMBERS

Each condominium unit shall have appurtenant thereto a membership in the Association as more particularly set forth in the Bylaws of the Association. In no event may any membership be severed from the unit to which it is appurtenant. Each membership in the Association shall entitle the holder or holders thereof the right to exercise that proportion of the total voting interests of the Association corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which such membership corresponds, as established in the Declaration of Condominium.

ARTICLE IV. DURATION

The period of duration of the Association is perpetual.

ARTICLE V. OFFICERS

The affairs of the Association are to be managed by a President, Vice President, Secretary, Treasurer who will be accountable to the governing Board of Directors. Officers will be elected annually in the manner set forth in the Bylaws.

ARTICLE VI. DIRECTORS

The number of persons constituting the Board of Directors shall be not less than three (3) nor more than five (5) members. The members of the Association shall elect the Board of Directors of the Association as more particularly described in the Bylaws. Each unit shall have one vote.

ARTICLE VII. BYLAWS

Bylaws regulating the operation of the Association are annexed to the Amended and Restated Declaration.

ARTICLE VIII. AMENDMENTS TO ARTICLES

Amendments to these Articles of Incorporation may be proposed by a majority of the Board or upon written petition signed by at least one-fourth ($\frac{1}{4}$ th) of the voting interests of the members. Amendments may be adopted by the affirmative vote of those members exercising not less than two-thirds ($\frac{2}{3}$ rd) of the voting interests present in person or by proxy at any annual or special meeting called for such purpose. Procedural requirements concerning proposal and adoption of amendments to the Articles of Incorporation shall be the same procedural requirements as set forth in the Bylaws for amendment of said Bylaws.

ARTICLE IX. POWERS OF CORPORATION

To promote the health, safety, and welfare of the residents of Villas di Marino II, the Association may:

1. Exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and in the Bylaws as those documents may from time to time be amended.
2. Determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same shall become due.
3. Engage the services of a professional corporate management agent and delegate to such agent any of the powers or duties granted to the Association under the Declaration or Bylaws other than the power to engage or discharge such agent; the power to adopt, amend, and repeal the provisions hereof, or of the Declaration, Bylaws, or Rules and Regulations of the Condominium; and to engage in activities which will actively foster, promote and advance the common ownership interests of the members.
4. Take and hold by lease, gift, purchase, grant, devise or bequest any property, real or personal, including any unit in the Condominium, borrow money and mortgage any such property to finance the acquisition thereof on the vote of the members as set forth in the Bylaws, and transfer, lease and convey any such property.
5. Have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

ARTICLE X. DISSOLUTION

This Association may be dissolved as provided in the Declaration.

ARTICLE XI. INDEMNIFICATION


Association agrees to indemnify and hold every director and every officer of the Association harmless from and against any and all claims, costs, damages, liabilities, and expenses of any kind or nature whatsoever, including attorneys and courts costs, arising out the management by operation of the Association, or from damages for injuries to person or property resulting from any cause whatsoever in, on or about the Association and, at Association's cost and expenses, to defend any action or proceeding against any director or officer of the Association arising therefrom. Notwithstanding the foregoing, Association shall not be required to indemnify any director or officer of the Association against claims or damages suffered as a result of such director's or officer's gross negligence or willful misconduct, or any willful violation by any director or officer of the Association of any applicable statute, ordinance, law or governmental rule or regulation, or any act outside of the authority granted such officer or director pursuant to the Declaration, the Bylaws of the Association, or these Articles of Incorporation and every director and every officer of the Association agrees to indemnify and hold Association harmless from and against all claims and damages arising out of the foregoing, including Association's attorneys fees and court costs.

ARTICLE XII- INCORPORATOR

The name and address of the person signing these articles is as follows:

Constance M. Burke
2660 Airport Road South
Naples, Florida 34112

Executed this 16th day of April, 2001.


Constance M. Burke

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 16th day of
April, 2001, by Constance M. Burke, who is ☒ personally known to me or
who has ☐ produced _____
_____ as identification.

[Seal]

Ann Marie Koy
NOTARY PUBLIC

Ann Marie Koy
NOTARY PRINTED NAME
My Commission Expires: 9-13-02



AnnMarie Koy
MY COMMISSION # CC774185 EXPIRES
September 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

DESIGNATION AND ACCEPTANCE BY REGISTERED AGENT

The initial Registered Agent is Constance M. Burke. The initial Registered Office of the Corporation is c/o Vega, Brown, Stanley & Burke, P.A., 2660 Airport Road South, Naples FL 34112. The Registered Agent and the Registered Office may be changed by the Board of Directors at any time.

The undersigned hereby accepts the appointment as Registered Agent for Villas Di Marino I Condominium Association, Inc. and acknowledges my acceptance below with my signature below, as of March 14, 2001.



Constance M. Burke, Registered Agent

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TALLAHASSEE, FLORIDA