

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

No 20000001919

Toscana At Vasari Village

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- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☒ Cert. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

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02 MAR 18 AM 11:15
DIVISION OF CORPORATION

FILED
2002 MAR 18 PM 1:39
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Signature

Requested by

Name

Date

Time

Walk-In

Will Pick Up

3/18/02

ARTICLES OF INCORPORATION

OF

TOSCANA AT VASARI VILLAGE ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to Section 617.02011, Florida Statutes, these Articles of Incorporation are created by Peter L. Keeley, Esquire, of Grant, Fridkin, Pearson, Athan & Crown, P.A., 5551 Ridgewood Drive, Suite 501, Naples, Florida 34108, as sole incorporator, for the purposes set forth below.

ARTICLE I

NAME AND ADDRESS: The name of the Corporation, herein called the "Village Association", is Toscana at Vasari Village Association, Inc. and its address is c/o Taylor Woodrow Communities at Vasari, L.L.C. at 8430 Enterprise Circle, Bradenton, Florida 34202.

ARTICLE II

PURPOSE: The purposes for which the Village Association is organized are:

1. To provide an entity for the ownership, maintenance and operation of certain structures, infrastructure, common areas and recreational and common facilities for the Toscana Village located in Lee County, Florida.
2. To regulate the use of all the areas and structures placed under the jurisdiction of this Village Association.
3. To enforce the Rules and Regulations of the Village Association.

ARTICLE III: NON-STOCK, NON-PROFIT

The Village Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida. No portion of any earnings of the Village Association shall be distributed or inure to the private benefit of any Member, director or officer. All funds and the title to all property acquired by the Village Association shall be held for the benefit of the Members of the Village Association in accordance with the provisions of these Articles of Incorporation and the Bylaws.

ARTICLE IV: POWERS

For the accomplishment of its purposes, the Village Association shall have all of the common law and statutory powers and duties of a Florida corporation not for profit, except as limited or modified by these Articles or the Bylaws, including without limitation the following:

1. To own, acquire and convey land, and to operate, maintain, and manage those lands owned or to be owned by the Village Association and such other lands which the Village Association is responsible to maintain.

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5551 Ridgewood Drive, Suite 501 ■ Naples, Florida 34108

Exhibit "B"

2. To operate, maintain, manage and keep in good repair, any of the improvements and amenities upon lands owned by the Village Association and upon lands which the Village Association is responsible to maintain, including without limitation, any swimming pools, structures, areas, common roads and streets, and parking areas (both covered, if any, and not covered) for the use of the Village Association's Members.
3. To landscape all lands owned by the Village Association, and all lands which the Village Association is responsible to maintain, and to contribute to the artistic and architectural building and construction standards of all lands owned or maintained by the Village Association, and all buildings and improvements situate thereon.
4. To make available to the Members of the Village Association, services and facilities for the enjoyment of the properties herein mentioned, and to promote the social welfare, security, pleasure, recreation, entertainment, and common good of the Members.
5. To assess against the Members of the Village Association, fees for the operation and maintenance of the Village Association in order to enable the Village Association to perform its purposes as set forth herein and in the Bylaws of the Village Association, and such other purposes as may be allowed by law.
6. To borrow or raise money for any of the purposes of the Village Association and from time to time without limit as to amount, to draw, make, accept, endorse, execute, and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, any mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Village Association, whether at the time owned or thereafter acquired.
7. To participate in mergers and consolidations with other non-profit corporations organized for the operation of property within the Toscana Village, or to annex additional property and common area.
8. To grant easements upon and across Village Association property for ingress and egress; utilities; and grant easements of support, airspace, and for encroachments for condominium buildings to be constructed upon Village Association property, golf cart paths, the playing of golf and such other purposes as the Village Association deems necessary.
9. To assist, cooperatively with the Florida corporation not for profit established for the purpose of operating the community known as "Vasari" (the "Club"), in the administration and enforcement of the Declaration of Covenants, Conditions, Restrictions and Easements for Vasari Country Club, as amended from time to time.

ARTICLE V: MEMBERSHIP AND VOTING RIGHTS

The Members of this Village Association shall be each Condominium or Homeowners' Association located within the Toscana Village.

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Exhibit "B"

Whenever a vote of the Members is required, each Member Association shall be entitled to one vote in Village Association matters for each residential living unit within that Association. The manner of exercising voting rights shall be as set forth in the Bylaws.

The share of a Member in the funds and assets of the Village Association cannot be assigned, withdrawn or transferred in any manner.

ARTICLE VI: DIRECTORS AND OFFICERS

The affairs of the Village Association shall 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. Except for Directors initially appointed by the Developer, Directors shall be the Presidents of their respective Member Associations as further provided in the Bylaws.

Directors may be removed and vacancies on the Board filled in the manner provided in the Bylaws.

The business of the Village Association shall be conducted by the Officers designated in the Bylaws. The Officers shall be elected by the Board of Directors at its annual organization meeting and shall serve at the pleasure of the Board.

ARTICLE VII: TERM

The term of the Village Association shall be perpetual.

ARTICLE VIII: BYLAWS

The Bylaws of the Village Association shall be the Bylaws as originally adopted by the Village Association as they may be amended from time to time. The Bylaws may be altered, amended, or rescinded in the manner provided therein.

ARTICLE IX: AMENDMENTS

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

1. Prior to the recording of the Declaration of Condominium of Toscana I at Vasari, a Condominium among the Public Records of Lee County, these Articles may be amended by an instrument in writing signed by the President (or Vice President) and the Secretary (or an Assistant Secretary) and filed with the Secretary of State of the State of Florida. The instrument amending these Articles shall identify the particular Article or Articles being amended, give the exact language of such amendment and give the date of adoption of the amendment by the Board of Directors. A certified copy of each such amendment shall always be attached to any certified copy of these Articles or a certified copy of the Articles as restated to include such amendments. This Article IX is intended to comply with Chapter 617, Florida Statutes.

2. After the recording of the Declaration of Condominium of Toscana I at Vasari, a Condominium among the Public Records of Lee County, these Articles may be amended in the following manner:
- (A) Proposal. Amendments to these Articles may be proposed by a majority of the Board.
 - (B) Procedure. Upon any amendment or amendments to these Articles being proposed by said Board, such proposed amendment or amendments shall be submitted to a vote of the Members not later than the next annual meeting for which proper notice can be given.
 - (C) Vote Required. Except as otherwise required by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interests at any annual or special meeting, or by approval in writing of a majority of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the Members of the Association, and that the notice contains the full text of the proposed amendment.
 - (D) Effective Date. An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Lee County.

ARTICLE X: INDEMNIFICATION

To the fullest extent permitted by Florida law, the Village Association shall indemnify and hold harmless every Director and every Officer of the Village 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 Village 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:

- 1. Willful misconduct or a conscious disregard for the best interests of the Village Association, in a proceeding by or in the right of the Village Association to procure a judgment in its favor.
- 2. 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.
- 3. A transaction from which the Director or Officer derived an improper personal benefit.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interest of the Village 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. The indemnification hereby afforded to Directors and Officers shall also extend to any other entity other than the Village Association found responsible or liable for the actions of such individuals in their capacity as Directors or Officers, including, but not limited to Developer.

ARTICLE XI

INITIAL REGISTERED AGENT:

The initial registered office of the Village Association shall be at:

8430 Enterprise Circle
Suite 100
Bradenton, Florida 34202

The initial registered agent at said address shall be:

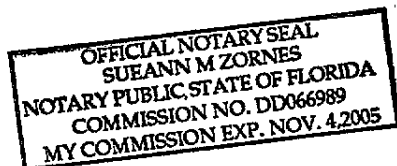
Keith Bass

WHEREFORE the incorporator has caused these presents to be executed this 14 day of March, 2002.

By: Peter L. Keeley
Peter L. Keeley, Esquire

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 14 day of March, 2002 by Peter L. Keeley.



Notary Public-State of Florida:

Sign Sueann M. Zornes
Print _____

Personally Known X; or Produced

Identification _____ Type of Identification

Produced: _____

Affix Seal Below:

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Exhibit "B"

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named corporation, at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and acknowledge that I am familiar with and agree to accept the obligations imposed upon registered agents under the Florida Not For Profit Corporation Act.



Keith Bass

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