N02000002387

Florida Department of State

Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H02000070619 0)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)205-0381

From:
Account Name : HUMPHREY & KNOTT, P.A.
Account Number : 072100000455
Phone : (941)334-2722
Fax Number : (941)334-1446

FILED
02 APR -2 AM 9:03
SECRETARY OF STATE
DIVISION OF CORPORATIONS

FLORIDA NON-PROFIT CORPORATION

Caloosa Creek Homeowners Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	07
Estimated Charge	$78.75

Knott, Consoer Fax:9413342801 Apr 2 '02 9:53 P.01

mc 4/3

(((H02000070619 0)))

ARTICLES OF INCORPORATION
OF
CALOOSA CREEK HOMEOWNERS ASSOCIATION, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
02 APR -2 AM 9:03

Pursuant to Section 617.02011, Florida Statutes, these Articles of Incorporation are created by Daniel W. Dodrill, as sole incorporator, for the purposes set forth below.

ARTICLE I

NAME AND ADDRESS: The name of the Corporation is Caloosa Creek Homeowners Association, Inc. (the "Corporation"), and its initial principal office and mailing address is 12860 Banyan Creek Drive, Fort Myers, FL 33908.

ARTICLE II

PURPOSE AND POWERS: The purpose for which the Corporation is organized is to provide an entity for the ownership, maintenance and operation of certain areas serving the Caloosa Creek Subdivision ("Caloosa Creek"), located in Lee County, Florida. Caloosa Creek consists of the land described in Exhibit "A" to the Declaration of Covenants, Easements, and Restrictions for Caloosa Creek to which these Articles of Incorporation are attached as Exhibit "B" (the "Declaration of Covenants"), and the improvements to be constructed thereon.

The Corporation is organized and shall exist on a non-stock basis as a Florida corporation not for profit. No income of the Corporation 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 Corporation shall be held for the benefit of the Owners and Members in accordance with the provisions of these Articles of Incorporation and the Bylaws. For the accomplishment of its purposes, the Corporation 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 the Declaration of Covenants, and these Articles or the Bylaws, including without limitation the following powers:

(A) To own, acquire and convey land, and to operate, maintain, and manage those lands owned or to be owned by the Corporation and such other lands which the Corporation is responsible to maintain.

(((H02000070619 0)))

(B) To operate, maintain, manage, and keep in good repair, all improvements and amenities which may be placed upon lands owned by the Corporation, or and upon lands which the Corporation is responsible to maintain, which may include, without limitation, landscape buffers, surface water drainage facilities to include a surface water management system permitted by the South Florida Water Management District, lakes, common roads, streets, and parking areas, all located within Caloosa Creek for the use of the Corporation's Members.

(C) To landscape all lands owned by the Corporation, and all lands which the Corporation is responsible to maintain, and to contribute to the artistic and architectural building and standards of all lands owned or maintained by the Corporation, and all buildings and improvements thereon.

(D) To make available to the Members of the Corporation services and facilities for the enjoyment of the properties herein mentioned, and to promote the social welfare, security, and common good of the Members.

(E) To assess fees against the Members of the Corporation for the operation and maintenance of the Corporation in order to enable the Corporation to perform its purposes as set forth in the Declaration of Covenants, herein, and in the Bylaws of the Corporation, and such other purposes as may be allowed by law.

(F) To borrow or raise money for any of the purposes of the Corporation 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, by mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Corporation.

(G) To make and adopt rules for the operation, regulation and maintenance of the lands it is designated to maintain or own and to enforce such regulations.

(H) To sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person.

(I) Generally to take all action necessary and appropriate to the fulfillment of the foregoing purposes and powers.

Knott, Consoer Fax:9413342801 Apr 2 '02 9:53 P.03

ARTICLE III

MEMBERSHIP:

(A) The Members of this Corporation shall be the owners of legal title to any lot, unit or other real property within Caloosa Creek as provided in the Bylaws.

(B) Whenever a vote of the Members is required, each Member shall be entitled to the number of votes as set forth in the Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws.

(C) The share of a Member in the funds and assets of the Corporation cannot be assigned, withdrawn or transferred in any manner except as an appurtenance to the property the Association operates.

ARTICLE IV

DIRECTORS AND OFFICERS: The affairs of the Corporation 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. Directors shall be appointed or elected by the Members in the manner set forth in the Bylaws. Directors may be removed, and vacancies on the Board of Directors shall be filled, in the manner provided by the Bylaws. The business of the Corporation shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its annual organizational meeting, and shall serve at the pleasure of the Board.

ARTICLE V

TERM: The term of the Corporation shall be perpetual.

ARTICLE VI

BYLAWS: The Bylaws of the Corporation may be altered, amended, or rescinded in the manner provided therein.

Knott, Consoer Fax:9413542801 Apr 2 '02 9:54 P.04

ARTICLE VII

AMENDMENTS:

(A) These Articles of Incorporation may be altered or amended at any regular or special meeting of the Members, provided that:

(1) written notice of the meeting is given in the manner provided for in the Bylaws, and the notice contains the full text of the proposed alteration or amendment; and

(2) the proposed alteration or amendment is approved by the affirmative vote of at least a majority of the voting interests.

(B) No amendment of these Articles or of the Bylaws shall be effective to change the voting rights of any Member, or to change the proportion or percentage by which a Member shares the expenses of the Corporation, unless that Member consents thereto.

(C) An amendment shall become effective after filing with the Secretary of State and after being recorded in the Public Records of Lee County, Florida. For recording purposes, the amendment shall be attached to a certificate executed by the officers of the Corporation with the formalities of a deed. The certificate must identify the book and page of the Public Records where the Declaration of Covenants was originally recorded.

ARTICLE VIII

INITIAL DIRECTORS: The initial Directors of the Corporation shall be:

Daniel W. Dodrill
12860 Banyan Creek Drive
Fort Myers, FL 33908

Karen Dodrill
12860 Banyan Creek Drive
Fort Myers, FL 33908

John Bill
12860 Banyan Creek Drive
Fort Myers, FL 33908

Knott, Consoer Fax:9413342801 Apr 2 '02 9:54 P.05

ARTICLE IX

INITIAL REGISTERED AGENT:

The initial registered office of the Corporation shall be at:

12860 Banyan Creek Drive
Fort Myers, FL 33908

The initial registered agent at said address shall be:

Daniel W. Dodrill

ARTICLE X

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Corporation shall indemnify and hold harmless every Director, officer and volunteer of the Corporation 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 Corporation. 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 Corporation in a proceeding by or in the right of the Corporation to procure a judgment in its favor.

(B) Violation of criminal law, unless the person seeking indemnification 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 person seeking indemnification 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 willful disregard for human rights, safety or property, in an action by or in the right of someone other than the association or a member.

Knott, Consoer Fax:9413542801 Apr 2 '02 9:54 P.06

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

In the event of a settlement, the right to indemnification is subject to the finding by at least a majority of the disinterested Directors that the settlement is in the best interest of the Corporation. 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.

IN WITNESS WHEREOF on this 2nd day of April, 2002.

Daniel W. Dodrill, Incorporator

STATE OF FLORIDA)
) SS
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by Daniel W. Dodrill, who is personally known to me or who has produced a _____ as identification.

SWORN AND SUBSCRIBED TO before me, this 2nd day of April, 2002.

Notary Public

My Commission expires:

SHEVAWN D. BANNON
MY COMMISSION # DD 092682
EXPIRES: March 18, 2006
Bonded Thru Notary Public Underwriters

Shevawn D. Bannon
Printed Name

Knott, Consoer Fax:9413342801 Apr 2 '02 9:54 P.07

(((H02000070619 0)))

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Caloosa Creek Homeowners Association, Inc., at a 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.

Daniel W. Dodrill

FILED
02 APR -2 AM 9:03
SECRETARY OF STATE
DIVISION OF CORPORATIONS

(((H02000070619 0)))

Knott, Consoer Fax:9413542801 Apr 2 '02 9:55 P.08