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Fax Number : (850) 205-0381

From:
Account Name : AVERY, WHIGHAM & WINESETT, P.A.
Account Number : I20010000200
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**FLORIDA NON-PROFIT CORPORATION
RIVER PLACE TOWNHOUSE ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION
FOR
RIVER PLACE TOWNHOUSE ASSOCIATION, INC.**

The undersigned incorporator, intending to form a new corporation under the Florida Not For Profit Corporation Act, hereby adopts the following Articles of Incorporation:

**ARTICLE I
(Name and Address)**

The name of the corporation is RIVER PLACE TOWNHOUSE ASSOCIATION, INC, and the street address for the initial principal office is 3771 EDGEWOOD AVE, FORT MYERS, FL 33916.

**ARTICLE II
(Duration)**

The duration of this corporation is perpetual and its existence shall commence on the date of execution and acknowledgment of these Articles.

**ARTICLE III
(Purpose)**

Section 1. It is intended that this corporation shall be a qualifying Homeowners' Association pursuant to Internal Revenue Code (IRC) Section 528 as a residential real estate management association. The general purposes for which this corporation is organized are to be the real estate management association for residential community known as RIVER PLACE, a planned unit development (PUD); to provide for the acquisition, construction, management, maintenance, and care of association property; to develop a budget for the purposes of accomplishing the association's duties and obligations and collecting assessments from lot owners; to enforce the governing documents for the benefit and welfare of lots owners and other residents; to perform such other duties and obligations in accordance with declaration of covenants, conditions and restrictions for RIVER PLACE and other governing documents; to engage in such other activities as are incidental to or connected with the management and operation of the residential community; and to engage in any other lawful activities not prohibited for a homeowners' association by Florida Not For Profit Corporation Act, the governing documents or other applicable law.

**ARTICLE IV
(Powers)**

The corporation shall have all powers of a corporation formed under the Florida Not For Profit Corporation Act except as limited by those provision applicable to homeowners' associations, the governing documents, or otherwise by law.

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**ARTICLE V
(Initial Registered Office and Registered Agent)**

The street address of the initial registered office of this corporation is 2248 First Street, Fort Myers, Florida 33901, and the name of the initial registered agent of this corporation at that address is RICHARD W. WINESETT.

**ARTICLE VI
(Board of Directors)**

This corporation shall have three (3) directors initially. The manner of electing directors thereafter shall be as stated in the bylaws. The names and addresses of the initial directors of this corporation are:

ANDREW S. MESSICK, JR., 3771 Edgewood Ave., Fort Myers, FL 33916

AUDRONE MESSICK, 3771 Edgewood Ave., Fort Myers, FL 33916

STEPHEN LUTA, 3771 Edgewood Ave., Fort Myers, FL 33916

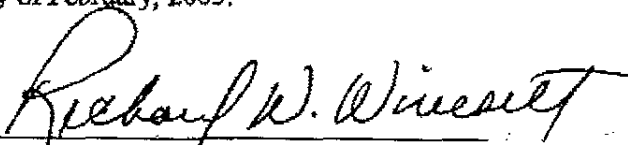
**ARTICLE VII
(Incorporators)**

The name and address of the person signing these Articles is RICHARD W. WINESETT, Post Office Drawer 610, Fort Myers, Florida 33902.

**ARTICLE VIII
(Amendment)**

These articles may be amended as provided in the bylaws, but if no such provision exists in the bylaws, then as provided by the Florida Not For Profit Corporation Act.

IN WITNESS WHEREOF, the undersigned incorporators have executed these Articles of Incorporation on this 17th day of February, 2003.


RICHARD W. WINESETT, Incorporator

FROM : AVERY WHIGHAM WINESETT P.A.

PHONE NO. : 941 334 6258

Feb. 19 2003 05:28PM P4

STATE OF FLORIDA

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COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of February, 2003, by RICHARD W. WINESETT, who is personally known to me or who has produced as identification.

NOTARY PUBLIC:

sign Catherine S. McGuade
print CATHERINE S. MCGUADE



State of Florida at Large (Seal)
My Commission Expires:

ACCEPTANCE BY REGISTERED AGENT

The undersigned, being the person named as initial registered agent of RIVER PLACE TOWNHOUSE ASSOCIATION, INC, is familiar with Sections 617.0403, 617.0501, 617.0502 and 617.0503, Florida Statutes, and accepts the obligations thereunder.

EXECUTED this 17th day of February, 2003.

Richard W. Winesett
RICHARD W. WINESETT

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