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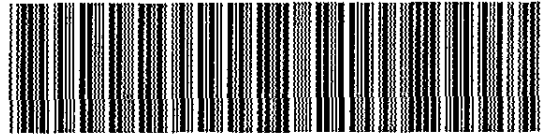
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Forest Park Neighborhood
I Association, Inc.

Signature _____

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Name _____

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☒ Art of Inc. File _____

_____ LTD Partnership File _____

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_____ Annual Report / Reinstatement _____

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_____ Corp Record Search _____

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ARTICLES OF INCORPORATION
OF
FOREST PARK NEIGHBORHOOD I ASSOCIATION, INC.

FILED
03 MAR 27 AM 9:10
SECRETARY OF STATE
TALLAHASSEE FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned have this day voluntarily associated for the purposes of forming a not-for-profit homeowners association pursuant to Florida Statute §617 and Florida Statute §720 and to that end, adopt Articles of Incorporation as follows:

ARTICLE I

NAME: The name of the Corporation is FOREST PARK NEIGHBORHOOD I ASSOCIATION, INC., sometimes herein after referred to as the "Corporation" and "Association". The mailing address for the Corporation is 3610 Recreation Lane, Naples, Florida 34116, or at such other place as may be designated by the Board of Directors from time to time.

ARTICLE II

PRINCIPAL OFFICE: The principal office of the Corporation shall be located at 3610 Recreation Lane, Naples, Florida 34116.

ARTICLE III

CORPORATION PURPOSES:

A. **PURPOSES:** The purposes for which the Corporation is organized are to operate and maintain the property under the jurisdiction of FOREST PARK NEIGHBORHOOD I ASSOCIATION, INC., and specifically as follows:

1. To provide for the maintenance of areas, structures, and facilities for which the Association has maintenance responsibilities.
2. To promote the health, safety, and welfare of the residents of the neighborhood association known as FOREST PARK NEIGHBORHOOD I ASSOCIATION, INC.
3. To enforce the provisions of any covenants and restrictions which the Association has the responsibility to enforce.
4. The purpose of this corporation will not include or permit pecuniary gain or profit or distribution of its income to its members, officers, or directors.

The Corporation is organized and shall exist upon a non-stock basis as a corporation not for profit under the laws of the State of Florida and as a homeowners' association pursuant to *Florida Statute §617* and *Florida Statute §720*, and no portion of any income of the Corporation shall be distributed to inure to the private benefit of any member, director or officer of the Corporation.

B. **POWERS:** The powers of the Corporation shall include without limitation the following:

1. To establish a corporate residential community homeowners' association pursuant to *Florida Statute §617* and *Florida Statute §720*.
2. To exercise all the powers and provisions and to perform all the duties and obligations of the Association as defined in the Forest Park Neighborhood I Association Declaration.
3. To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments and assessment liens pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to conduct of the business of the Association.
4. To enforce any and all covenants, conditions, restrictions, and agreements pertaining to the neighborhood known as Forest Park Neighborhood I Association, Inc.
5. To establish rules and regulations.
6. To assess members and enforce said assessments.
7. To sue and be sued.
8. To contract for services to provide the services for operation and maintenance.

ARTICLE IV

MEMBERS: The qualification of members, the manner of their admission to membership, the termination of such membership and voting by members shall be as set forth in the Declaration of Covenants, Restrictions and Easements for Forest Park Neighborhood I Association, Inc.

ARTICLE V

VOTING RIGHTS: The membership rights (including voting rights) of any member may be suspended by action of the Board of Directors if such member shall have failed to pay when due any assessment or charge lawfully imposed upon him or any property owned by him, or if the

member, his family, his tenants, or guests thereof, shall have violated any rule or regulation promulgated by the Board of Directors regarding the use of any Master Association property.

ARTICLE VI

FIDUCIARY RELATIONSHIP: The officers and directors of this Association have a fiduciary relationship with the members who are served by the Association pursuant to *Florida Statute §617* and *Florida Statute §720*.

ARTICLE VII

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

ARTICLE VIII

AMENDMENTS: These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors or as provided in the Bylaws, subject to the following restrictions:

- A. So long as Developer is a Member, each amendment of these Articles must be first approved in writing by the Developer. Thereafter, each such amendment must be approved by a two-thirds (2/3) vote of all Members.
- B. No amendment of these Articles which impairs or dilutes any right or title of a Member vested in him under a deed or other recorded instrument applicable to the Parcel owned by such Member shall be effective, unless made in accordance with provisions of such deed or instrument.

ARTICLE IX

ADMINISTRATION OF ASSOCIATION AFFAIRS:

- A. The affairs of the Corporation shall be administered by a Board of Directors consisting of the number of Directors determined as provided in the Bylaws, but not less than five (5) Directors. Directors shall be members of the Corporation.
- B. Directors of the Corporation shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws. Officers shall be elected by the Directors of the Corporation.
- C. The business of the Corporation shall be conducted by the Officers and Directors designated in the Bylaws. The officers shall be elected by the Board of Directors

at its first meeting following the annual meeting of the members of the Corporation and shall serve at the pleasure of the Board.

ARTICLE X

BOARD OF DIRECTORS: At the time of the execution of these Articles of Incorporation, the names and addresses of the Directors of the Corporation are as follows:

- A. Ronald Rice
3610 Recreation Lane
Naples, Florida 34116
- B. Michael Stein
3610 Recreation Lane
Naples, Florida 34116
- C. Joe Weber
3610 Recreation Lane
Naples, Florida 34116

ARTICLE XI

OFFICERS: The affairs of this Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	Ronald Rice	3610 Recreation Lane Naples, Florida 34116
Vice-President	Michael Stein	3610 Recreation Lane Naples, Florida 34116
Secretary	Joe Weber	3610 Recreation Lane Naples, Florida 34116
Treasurer	Joe Weber	3610 Recreation Lane Naples, Florida 34116

ARTICLE XII

REGISTERED AGENT AND REGISTERED OFFICE: The registered office of the Association shall henceforth be at:

5425 Park Central Court
Naples, Florida 34109

The registered agent at said address shall be:

Roger B. Rice, Esquire

ARTICLE XIII

INDEMNIFICATION: Every Director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees reasonable incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Corporation, or any settlement thereof, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or willful malfeasance in the performance of his duties. In the event of a settlement, the indemnification herein shall apply only when the Directors approve such settlement as being in the best interest of the Corporation.

The foregoing right to be indemnified shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled by common law or statutory law.

ARTICLE XIV

TERM: The term of the Corporation shall be perpetual.

ARTICLE XV

BOARD OF DIRECTORS MEETINGS: Meetings of the board of directors shall be open to all owners, and notices of meetings shall be posted in a conspicuous place on the Association property at least forty-eight (48) continuous hours in advance, except in an emergency. Notice of any meeting in which assessments against members are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments. Minutes of all meetings of members and of the Board of Directors shall be kept in a businesslike manner and shall be available for inspection by dwelling unit or lot owners, or their authorized representatives, and board members at reasonable times. The Association shall retain these minutes for at least seven (7) years.

ARTICLE XVI

OFFICIAL ASSOCIATION RECORDS: The Association shall maintain each of the following items which shall constitute the official records of the Association:

- A. A copy of the Bylaws of the Association and of each amendment to the Bylaws.
- B. A copy of the Articles of Incorporation of the Association and of each amendment thereto.
- C. A copy of the Declaration of Covenants, Restrictions and Easements and a copy of each amendment thereto.
- D. A copy of the current rules of the Association.
- E. The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least 7 years.
- F. A current roster of all Members and their mailing addresses and parcel identifications.
- G. All of the Association's insurance policies or a copy thereof, which policies must be retained for at least 7 years.
- H. A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has any obligation or responsibility. Bids received by the Association for work to be performed must also be considered official records and must be kept for a period of 1 year.
- I. The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least 7 years. The financial and accounting records must include:
 - 1. Accurate, itemized, and detailed records of all receipts and expenditures.
 - 2. A current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due.
 - 3. All tax returns, financial statements, and financial reports of the Association.

4. Any other records that identify, measure, record, or communicate financial information.

ARTICLE XVII

BOARD OF DIRECTOR VACANCIES: If the Association fails to fill vacancies on the Board of Directors sufficient to constitute a quorum in accordance with the Bylaws, any member may apply to the Circuit Court for Collier County, Florida for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days before applying to the circuit court, the member shall mail to the Association and post, in a conspicuous place on the property of the community served by the Association, a notice describing the intended action, giving the Association the opportunity to fill the vacancies. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs, and attorney's fees and all other aspects of the receivership. The receiver shall have all powers and duties of a duly constituted Board of Directors and shall serve until the Association fills vacancies on the board sufficient to constitute a quorum.

ARTICLE XVIII

VOTING AND ELECTION PROCEDURES: The percentage of voting interests required to constitute a quorum at a meeting of the members shall be fifty-one percent (51%) of the voting interests. Decisions shall be made by a majority of the voting interests represented at a meeting at which a quorum is present.

ARTICLE XIX

DISSOLUTION: This Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members who are entitled to vote. Upon dissolution of this Corporation, other than incident to a merger or consolidation, its assets, both real and personal, shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was formed. In the event there is a refusal to accept such dedication, then such assets shall be granted, conveyed and assigned to any non-profit Corporation, trust or other organization which is devoted to purposes similar to those of this Corporation.

ARTICLE XX

DIRECTOR CONFLICTS OF INTEREST: No Contract or other transaction between this Corporation and one or more of its Directors, or between this Corporation and any other Corporation, firm or other entity in which one or more of its Directors are Directors or Officers, or are financially interested, shall be either void or voidable because of such relationship or interest or because such Director or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purposes, if:

- A. The fact of such relationship or interest is disclosed or known to the Board of Directors, or a duly empowered committee thereof, which authorizes, approves or ratifies the Contract or transaction by a vote or consent sufficient for such purposes without counting the vote or votes of such interested director or directors; or
- B. The fact of such relationship or interest is disclosed or known to the members entitled to vote and they authorize, approve or ratify such Contract or transaction by vote or written consent; or
- C. The Contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board, committee or members.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such Contract or transaction.

ARTICLE XXI

INCORPORATOR: The name and address of the incorporator of Forest Park Neighborhood I Association, Inc. is:


Name

Address

Michael Stein

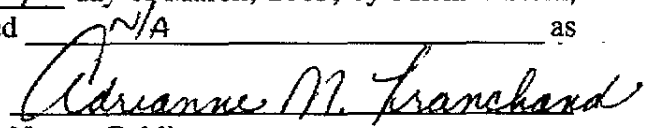
3610 Recreation Lane
Naples, Florida 34116

IN WITNESS WHEREOF, the Incorporator has executed these Articles of Incorporation this 24 day of March, 2003.


Michael Stein

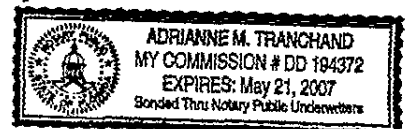
STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing Articles of Incorporation of Forest Park Neighborhood I Association, Inc. was sworn to and acknowledged before me this 24th day of March, 2003, by Michael Stein, who is personally known to me or who has produced N/A as identification.


Notary Public

ADRIANNE M. TRANCHAND
Printed Name

My Commission Expires:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THE STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to the provision of Florida Statute §617.0501, the following is submitted in compliance with said Act:

First, that FOREST PARK NEIGHBORHOOD I ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at Naples, County of Collier, State of Florida, has named Roger B. Rice, Esquire, located at 3610 Recreation Lane, Naples, Florida 34116, as its agent to accept service of process within the State.

ACKNOWLEDGMENT

Having been named to accept service or process for the above-styled not-for-profit corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Dated this 25th day of March, 2003.



Roger B. Rice, Esquire, Registered Agent

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Roger B. Rice, who is ☒ personally known to me or who [] produced _____ as identification, and upon being duly sworn, stated that he signed and executed the foregoing for the uses and purposes therein set forth.

WITNESS my hand and official seal in the State and County aforesaid this 25th day of March, 2003.



Notary Public

Printed Name of Notary:

My Commission Expires:

ADRIANNE M. TRANCHAND

