

FROM

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(TUE) 10. 23 '03 14:48:49 NO. 483354897

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Division of Corporations  
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**FLORIDA PROFIT CORPORATION OR P.A.**

**Belle Lago Homeowners Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
BELLE LAGO HOMEOWNERS ASSOCIATION, INC.**

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THE UNDERSIGNED, in accordance with the provisions of Chapter 617, *Florida Statutes*, hereby make, subscribe and acknowledge these Articles of Incorporation for the purpose of forming a nonprofit Florida corporation.

**ARTICLE I**

The name of the corporation is BELLE LAGO HOMEOWNERS ASSOCIATION, INC., and its mailing address is c/o Toll Brothers, Inc., 28341 South Tamiami Trail, Suite 4, Bonita Springs, FL 34134

**ARTICLE II**

This corporation does not contemplate pecuniary gain or profit, direct or indirect to its members, and its primary purposes are:

A. To promote the health, safety and, social welfare of the owners of all lots located within BELLE LAGO, a planned community within Lee County, Florida (the "Community");

B. To maintain all portions of the Community and improvements thereon for which the obligation to maintain and repair has been delegated to the corporation by the Declaration of Covenants, Conditions, and Restrictions of BELLE LAGO (the "Declaration"), which is to be recorded in the public records of Lee County, Florida;

C. To operate and maintain the surface water management system located in the Community, as permitted by the South Florida Water Management District, including, but not limited to, operating and maintaining all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances;

D. To exercise all rights and powers of a non-profit corporation permitted by Chapter 617, Florida Statutes; and

E. To exercise any other powers necessary and proper for the governance and operation of the Association, including those powers set forth in the Declaration.

**ARTICLE III**

The term for which the corporation is to exist is perpetual unless the corporation is dissolved pursuant to any applicable provision of the *Florida Statutes*. Any dissolution of the corporation shall comply with the Declaration. If the Association is dissolved, the property comprising the surface water management system shall be conveyed to an appropriate agency of the local government and, if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

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#### ARTICLE IV

The definitions contained in the Declaration are incorporated into these Articles of Incorporation and made a part hereof, unless specified to the contrary herein.

#### ARTICLE V

The name and address of the subscriber of these Articles is:

Thomas M. Little                      100 N. Tampa Street, Suite 2700  
Tampa, Florida 33602

#### ARTICLE VI

The corporation shall be governed by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons. The initial Board of Directors shall consist of three (3) persons whose names and addresses are:

Jim Manners	c/o Toll Brothers, Inc. 28341 South Tamiami Trail Bonita Springs, Florida 34134
Bryan Loftus	c/o Toll Brothers, Inc. 28341 South Tamiami Trail Bonita Springs, Florida 34134
Ken Thirtyacre	c/o Toll Brothers, Inc. 28341 South Tamiami Trail Bonita Springs, Florida 34134

In the event of a vacancy on the Board of Directors, the vacancy shall be filled by the majority vote of the remaining Directors.

#### ARTICLE VII

The affairs of the corporation are to be managed by a President, a Vice-President, a Secretary, a Treasurer and such other officers as the Bylaws of the corporation may provide for from time to time. All officers shall be elected by the Board at the first meeting of the Board of Directors following the annual meeting of the corporation and shall hold office until the next succeeding annual election of officers or until their successors are elected and qualify.

The name of the officer who is to serve until the first meeting of the Board following the annual meeting of the corporation is:

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Jim Manners	President
Brian Loftus	Vice President
Ken Thirtyacre	Secretary/Treasurer

In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board of Directors.

#### ARTICLE VIII

Each Owner of a Lot within the Community shall be entitled to one (1) vote for each owned Lot or as otherwise more fully set forth in the Declaration.

#### ARTICLE IX

Voting Rights. The Association shall have two (2) classes of membership, Class "A" and Class "B", as follows:

1. Class "A". Class "A" Members shall be all Owners, with the exception of Declarant. Class "A" Members shall be entitled to one (1) equal vote for each Lot owned in the Community. When more than one (1) person holds an ownership interest in any Lot, all such persons shall be Members of the vote for such Lot shall be exercised as those Owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Lot's vote shall be suspended in the even more than one (1) person seeks to exercise it.

2. Class "B". The sole Class "B" Member shall be the Declarant. The rights of the Class "B" Member, including the right to approve or withhold approval of actions proposed under this Declaration and the Bylaws, are specified elsewhere in the Declaration and the Bylaws. The Class "B" Member may appoint a majority of the members of the Board during the Class "B" Control Period, as specified in Section 4.3 of the Bylaws. After termination of the Class "B" Control Period, the Class "B" Member shall have a right to disapprove actions of the Board and committees as provided in Section 4.18 of the Bylaws. Additionally, the Class "B" Member shall be entitled to ten (10) votes for each Lot owned.

The Class "B" membership shall terminate upon the earlier of:

(i) Two years after termination of the Class "B" Control Period pursuant to Section 4.3 of the Bylaws; or

(ii) When, in its discretion, the Declarant so determines and declares in a recorded instrument.

#### ARTICLE X

Fifty percent (50%) plus one of the voting interest of members entitled to vote must be present in person, or present by valid proxy, to constitute a quorum. A quorum shall be required at all meetings of the membership for the transaction of business, except as otherwise provided

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by statute or by the Declaration. If a quorum cannot be reached at any meeting of the membership, the meeting may be adjourned and reconvened without notice other than announcement at the meeting. At the reconvened meeting and quorum may be reached if one-third (1/3) of the voting interest of Members entitled to vote are present in person or by valid proxy. Adjourned and reconvened meetings shall be at least three (3) days apart and, if a quorum is reached, any business may be transacted which might have been transacted at the adjourned meeting.

#### ARTICLE XI

This corporation shall never have nor issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its Members, Directors or Officers. However, the corporation shall not be prohibited from reasonably compensating its Members, Directors, or Officers for services rendered, nor shall the corporation be prohibited from making any payments or distributions to members of benefits, monies or properties permitted by Chapter 617, *Florida Statutes*.

#### ARTICLE XII

The corporation shall have all the powers set forth and described in Chapter 617, *Florida Statutes*, as presently existing or as may be amended from time to time, together with those powers conferred by the Declaration, these Articles of Incorporation and the Bylaws of the corporation, including, but not limited to, assess members for all expenses incurred in connection with maintaining and operating the surface water management system and the right to enforce that assessment pursuant to the imposition of liens.

#### ARTICLE XIII

The corporation shall indemnify all persons who may serve or who have served at any time as Director or Officers, and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgements, counsel fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party, or which may be asserted against any of them, by reason of having been a director or officer of the corporation, except in such cases where the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Such indemnification shall be in addition to any rights to which such director or officer may otherwise be entitled.

#### ARTICLE XIV

In the absence of fraud, no contract or other transaction between this corporation or any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any director or officer of this corporation is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors for the purpose of authorizing contract or transaction with like force and

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effect as if he were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

#### ARTICLE XV

The Bylaws of this corporation are to be made and adopted by a majority vote of the Directors and said Bylaws may not be altered, amended, rescinded or added to except as provided in the Bylaws.

#### ARTICLE XVI

These Articles of Incorporation may be amended, altered, rescinded, or added to by appropriate resolution approved by a two-thirds (2/3) vote of the voting interest of the Members present at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a two-thirds (2/3) vote of the Board of Directors at any duly convened meeting of the Board and accepted by a two-thirds (2/3) vote of the voting interest of the Members present at any duly convened membership meeting. Any Member of this corporation may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Notwithstanding the foregoing, until termination of the Class B Control Period, any changes in the Articles of Incorporation may be made by a majority vote of the Board of Directors.

#### ARTICLE XVII

To the extent any provisions contained herein conflict with the Declaration, the provisions contained in the Declaration shall supercede such conflicting provisions contained herein.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 23 day of October, 2003

  
THOMAS M. LITTLE

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**DESIGNATION OF REGISTERED AGENT  
AND REGISTERED OFFICE**

The initial registered agent of this corporation shall be F&L CORP. The initial registered office and principal place of business of this corporation shall be The Greenleaf Building, 200 Laura Street, Jacksonville, Florida 32202-3510.

**ACCEPTANCE**

Having been named registered agent to accept service of process for the above-named corporation, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 48.091, *Florida Statutes*.

F&L CORP.

By: David L. PM  
Vice President

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