

N 0400000000670

Florida Department of State
Division of Corporations
Public Access System

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.

((H04000013447 3)))

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 : QUARLES & BRADY LLP
Account Number : I20000000067
Phone : (239) 262-5959
Fax Number : (239) 434-4999

FILED
04 JAN 20 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA NON-PROFIT CORPORATION

Legacy Estates Homeowner's Association, Inc.

Certificate of Status	1
Certified Copy	1
Page Count	05
Estimated Charge	\$87.50

Electronic Filing Menu

Corporate Filing

Public Access Help

H04000013447 3

FILED

ARTICLES OF INCORPORATION
FOR

LEGACY ESTATES HOMEOWNER'S ASSOCIATION, INC.

04 JAN 20 PM 4:15

SEVENTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapters 617 and 720, Florida Statutes, the undersigned who are of full age, do hereby certify:

ARTICLE I
NAME AND ADDRESS

The name of the corporation is LEGACY ESTATES HOMEOWNER'S ASSOCIATION, INC.

The office of the association is located at 4395 Corporate Square, Naples, Florida 34104.

The terms used in these Articles shall have the definitions as provided in Article I of the Declaration of Covenants, Conditions and Restrictions for Legacy Estates (the "Declaration").

ARTICLE II
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the Lots and Common Areas within that certain tract of property located in Collier County, Florida, known as "Legacy Estates" pursuant to the provisions of the Declaration, and to promote the betterment of the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and in furtherance of those purposes to:

- A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, applicable to the property, to be recorded in the Public Records of Collier County, Florida, and as the same and may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth as length;
- B. Have and to exercise any and all powers, rights, and privileges which a corporation organized under the not-for-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise. Including, but not limited to, the power to:
 - 1. own and convey property;
 - 2. operate and maintain common property;
 - 3. establish rules and regulations;
 - 4. assess members and enforce said assessments;
 - 5. sue and be sued; and
 - 6. contract for services and operation and maintenance of the Property.

ARTICLE III
MEMBERSHIP

Every person or entity who is a record owner of a Lot in Legacy Estates, which Lot, pursuant to the Declaration, is subject to assessment by the Association, including contract sellers, shall be a

H04000013447 3

member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of Lot which is subject to assessment by the Association.

**ARTICLE IV
VOTING RIGHTS**

Members, including the Declarant, shall be entitled to voting rights as provided in the By-laws of the Association.

**ARTICLE V
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors of at least three (3) but not more than five (5) members who shall initially be appointed by the Declarant. The names and address of the four (4) persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
RUSSELL A. BUDD	5981 Shady Oak Lane Naples, FL 34119
CRAIG HAAS	345 Sweet Bay Lane Naples, FL 34119
DICK GREENWELL	P.O. BOX 9786 Naples, FL 34101
GREG FORD	2004 Imperial Golf Blvd. Naples, FL 34110

**ARTICLE VI
INDEMNIFICATION**

The Association shall indemnify every Director and every officer of the 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 Association. In the event of a settlement, indemnification shall apply only when the Board of Directors approves such settlement and indemnification as being in the best interests of the Association. The foregoing right of indemnification shall not apply to:

- A. Gross negligence or willful misconduct in office by any Director or officer.
- B. Any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in, not opposed to, the best interest of the Association, and had no reasonable cause to believe his action was unlawful.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

H04000013447 3

ARTICLE VII
DURATION

The corporation shall exist perpetually.

ARTICLE VIII
AMENDMENTS

Subject to the rights of the Declarant as provided in the By-laws of the Corporation, amendments of these Articles shall require the consent of three-fourths (¾) of the members entitled to vote, but no amendment shall be effective which is in contravention of the duties, responsibilities or obligations of the Association or members as provided in the Declaration. Amendments to the By-laws may be made at a regular or special meeting of the members or by a vote of the majority of a quorum of the voting representatives present in person.

ARTICLE IX
NOT FOR PROFIT STATUS

In compliance with the requirements of Chapter 617, the corporation shall issue no stock, and no dividends shall be paid and no part of the income of the corporation shall be distributed to the members, directors or officers.

ARTICLE X
OFFICERS

There shall be a President, Vice President, Secretary and Treasurer of the Corporation. The initial officers of the corporation are as follows:

PRESIDENT
VICE PRESIDENT
SECRETARY
TREASURER

RUSSELL A. BUDD
CRAIG HAAS
DICK GREENWELL
GREG FORD

ARTICLE XI
REGISTERED OFFICE AND AGENT

The name and address of the Registered Agent is Naples-Lawdock, Inc., 1395 Panther Lane, Suite 300, Naples, Florida 34109, (239) 262-5959.

ARTICLE XII
INCORPORATOR

The name and address of the Incorporator is John D. Humphreville, 1395 Panther Lane, Suite 300, Naples, Florida 34109, (239) 262-5959.

H04000013447 3

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 20th day of January, 2004.


John D. Humphreville, Incorporator

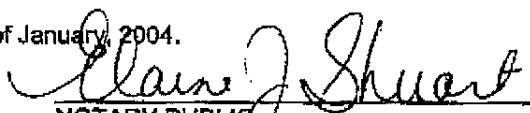
STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE ME, the undersigned authority, personally appeared JOHN D. HUMPHREVILLE, who acknowledge before me that he executed the foregoing Articles of Incorporation.

WITNESS my hand and seal this 20th day of January, 2004.



Elaine J Stuart
My Commission 00003163
Expires January 11, 2006


NOTARY PUBLIC
ELAINE J. STUART
TYPED OR PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES:

FILED

H04000013447 3

04 JAN 20 PM 4:16

**CERTIFICATE OF ACCEPTANCE OF
DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE**

STATE
TALLAHASSEE, FLORIDA

In compliance with Section 48.091, Florida Statutes, and Section 607.0501(3) of the Florida business Corporation Act, the following is submitted:

That **LEGACY ESTATES HOMEOWNER'S ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Naples, County of Collier, State of Florida, has named **NAPLES-LAWDOCK, INC.**, located at 1395 Panther Lane, Suite 300, Naples, Florida 34109, (239) 262-5959, State of Florida, as its agent to accept service of process within this State.

Dated: 1/20/04

John D. Humphreys
John D. Humphreys, Incorporator

ACCEPTANCE

Having been named to accept service of process for the above corporation, at place designated in this Certificate, I hereby accept to act in this capacity; I am familiar with and accept the obligations of §607.0505 of the Florida Business corporation Act and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

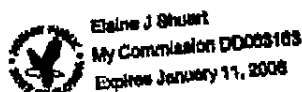
Dated: 1/20/04

NAPLES-LAWDOCK, INC.

By: John D. Humphreys
Printed Name: John D. Humphreys
Its: Vice President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 20th day of January, 2004, by John D. Humphreys, as Vice President of Naples-Lawdock, Inc., who is personally known to me and who did not take an oath.



Elaine J. Stuart
NOTARY PUBLIC
ELAINE J. STUART
TYPED OR PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: