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FLORIDA NON-PROFIT CORPORATION

COBBLESTONE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

COBBLESTONE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

THE UNDERSIGNED, David Hirschfeld, does hereby associate himself, his successors and assigns, together for the purpose of becoming incorporated under the laws of the State of Florida, and forming a corporation not for profit under the following proposed Articles of Incorporation:

ARTICLE I

The name of this Corporation is: **COBBLESTONE TOWNHOMES CONDOMINIUM ASSOCIATION, INC.** (the "Association") The principal and registered office of the corporation is located at: **1986 Northwest 149th Street, North Miami, Florida 33181.**

ARTICLE II

The purpose for which the corporation is organized is to perform all duties necessary to the operation, management, maintenance, care, protection, preservation and improvement of **COBBLESTONE ON THE LAKE TOWNHOMES, A CONDOMINIUM.**

ARTICLE III

The qualification of members for the Association shall be the ownership of a condominium unit in **COBBLESTONE ON THE LAKE TOWNHOMES , A CONDOMINIUM,** which membership shall be evidenced and established by a recordation in the Public Records of Lee County, Florida of a deed conveying fee title to said unit to the owner thereof. Each unit

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shall be entitled to one (1) vote. Upon recordation of such deed to a new owner, the membership of the prior owner of such Unit shall be terminated. The manner of admission of members, the voting rights of members, and the obligations and responsibilities of members shall be as established by the Declaration of Condominium for COBBLESTONE ON THE LAKE TOWNHOMES, A CONDOMINIUM, as the same is recorded in the Public Records of Lee County, Florida, and as the same may have been heretofore or as may be hereafter amended.

ARTICLE IV

The term for which the corporation shall exist shall be perpetual.

ARTICLE V

The names and addresses of the subscribers to the Articles of Incorporation are as follows:

<u>Name of Subscribers</u>	<u>Address</u>
David Hirschfeld	1986 Northwest 149 th Street N. Miami, Florida 33181

ARTICLE VI

The affairs of the corporation are to be managed by the President, Vice President, Secretary and Treasurer of the Association and such officers shall be elected by the Board of Directors of the Association annually.

ARTICLE VII

The names of the officers and members who are to serve until the first election or appointment under the Articles of Incorporation shall be:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
DAVID HIRSCHFELD	President/Director	1986 N.W. 149 th Street North Miami, Florida 33181

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MARK ROUSSO	Vice President/Director	18851 N.E. 29 th Avenue, Suite 900 Aventura, Florida 33180
LAURIS BOULANGER	Secretary/Treasurer Director	1986 N.W. 149 th Street North Miami, Florida 33181

ARTICLE VIII

The members of the Board of Directors shall be elected by the members of the Association and serve as provided in the By-Laws. The number of persons constituting the first Board of Directors shall be three (3), and the number may be increased to any number not exceeding seven (7), as may be established by the By-Laws of the Association.

ARTICLE IX

The By-Laws of the Association may be made, altered or amended by the members of the Association. No amendment shall be made to the By-Laws of the Association without the approval of the Developer, its successors or assigns, prior to the relinquishment of control of the Association by the Developer, its successors, nominees or assigns, to the members of the Association or as otherwise may be provided for in the Declaration of Condominium for COBBLESTONE ON THE LAKE TOWNHOMES, A CONDOMINIUM.

ARTICLE X

Amendments to the Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association or any annual meeting of the Association. No amendment shall be made to the Articles of Incorporation of the Association without the approval of the Developer, its successors or assigns, prior to the relinquishment of control of the Association by the Developer, its successors, nominees and assigns, to the

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members of the Association, or as otherwise may be provided for in the Declaration of
Condominium of COBBLESTONE ON THE LAKE TOWNHOMES, A CONDOMINIUM.

ARTICLE XI

No amendment to these Articles or the By-Laws of the Association shall be valid unless
recorded with identification on the page thereof of the book and page of the Public Records
where the Declaration of Condominium for COBBLESTONE ON THE LAKE TOWNHOMES,
A CONDOMINIUM, is recorded.

ARTICLE XII

The name and place of residence of the resident agent for service of process shall be: Lauris
Boulanger, MC-Ft. Myers Associates, Ltd., 1986 NE 149th Street, North Miami, FL 33181.

SIGNATURE APPEARS ON THE FOLLOWING PAGE

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IN WITNESS WHEREOF, the subscriber has hereunto set his hand and seal this 13th day of January, 2004⁵.

David Hirschfeld
David Hirschfeld

STATE OF FLORIDA

COUNTY OF Lee

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of January, 2004⁵, by David Hirschfeld, (✓) who is personally known to me or () who has produced _____ as identification.



Holly J. Durrett
MY COMMISSION # 0066976 EXPIRES
October 28, 2008
BONDED THROUGH FIDELITY INSURANCE, INC.

Holly J. Durrett
Notary Public

Printed Name of Notary
Comm. Number:

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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST - THAT COBBLESTONE TOWNHOMES CONDOMINIUM ASSOCIATION,
INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE COUNTY OF MIAMI-
DADE, STATE OF FLORIDA, HAS NAMED LAURIS BOULANGER, LOCATED AT MC-
FT. MYERS ASSOCIATES, LTD., 1986 NE 149TH STREET, NORTH MIAMI, FL 33181,
COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT
SERVICE OF PROCESS WITHIN FLORIDA.

COBBLESTONE CONDOMINIUM
ASSOCIATION, INC.

Signature: David Hirschfeld
David Hirschfeld (Corporate Officer)
Title: President
Date: _____

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND
COMPLETE PERFORMANCE OF MY DUTIES.

Signature: Lauris Boulanger
Lauris Boulanger, Resident Agent
Date: 1/18/05

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