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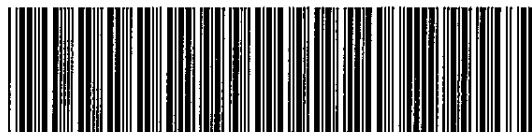
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16500003/43



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 279187 7103152

AUTHORIZATION : *Patricia Pizutto*

COST LIMIT : \$ 87.50

ORDER DATE : March 25, 2005

ORDER TIME : 1:21 PM

ORDER NO. : 279187-005

CUSTOMER NO: 7103152

CUSTOMER: Mr. Greg Urbancic
Goodlette Coleman & Johnson,
P.a.
Suite 300
4001 Tamiami Trail North
Naples, FL 34103

DOMESTIC FILING

NAME: BLACK BEAR RIDGE PROPERTY
OWNERS' ASSOCIATION, INC.

EFFECTIVE DATE: ____

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 2935

EXAMINER'S INITIALS: _____

**ARTICLES OF INCORPORATION
OF
BLACK BEAR RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
(A Florida Not-For-Profit Corporation)**

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DIVISION OF CORPORATIONS
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The undersigned hereby executes and submits these Articles of Incorporation for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statutes. Terms which are used as defined terms herein without definition shall have the meaning ascribed to such terms in the Declaration of Covenants, Restrictions and Easements for Black Bear Ridge (the "Declaration") to be recorded in the Public Records of Collier County, Florida.

**ARTICLE I
Corporate Name**

The name of the corporation is Black Bear Ridge Property Owners' Association, Inc., hereinafter called the "Association".

**ARTICLE II
Address**

The initial mailing address of the Association shall be 3785 Airport Road North, Suite B-1, Naples, Florida 34105. The principal office of the Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board of Directors of the Association from time to time.

**ARTICLE III
Purpose and Powers of the Association**

This Association does not contemplate pecuniary gain or profit to the members thereof and shall make no distribution of income to its members, directors or officers. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots, common areas and improvements according to the provisions of the Declaration and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

The Association shall have all of the powers reasonably necessary to exercise its rights and implement its purposes including, without limitation, the following:

(a) To exercise all of the common law and statutory powers of a corporation not-for-profit organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles or the By-Laws of the Association.

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration applicable to the property and recorded or to be recorded in the Public Records of Collier County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth in its entirety.

(c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all other expenses incident to the conduct of the business of Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To own, lease, maintain, repair, replace, add to or operate the Common Areas or other property of the Association, including without limitation, entry medians, parking areas, front entrances and perimeter, street lighting and surface water management systems as permitted by the South Florida Water Management District or any other governmental agency;

(e) To purchase insurance upon the property of the Association and insurance for the protection of the Association and its members as Owners;

(f) To reconstruct improvements after casualty and make further improvements upon the property;

(g) To enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and By-Laws of the Association, and the rules and regulations adopted pursuant thereto;

(h) To employ personnel to perform the services required for proper operation of the Association; and

(i) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

ARTICLE IV

Membership

Section 1. Membership Generally: No person except an Owner or a Developer, as such terms are defined in the Declaration, is entitled to membership in the Association; and all Owners and the Developer, regardless of whether the Developer is also an Owner, shall be either Class A or Class B members of the Association, as provided in this Article IV.

Section 2. Class A Membership: Until termination of Class B membership, as provided in Section 3 of this Article, every Owner who holds record title to a residential lot that is subject to assessment under the Declaration, except a Developer, shall be a Class A member of the Association. Each Class A membership shall be appurtenant to the residential lot and shall be transferred automatically by a conveyance of record title to such lot. An Owner of more than one lot is entitled to one Class A membership for each residential lot to which such Owner holds record title. If more than one person holds an interest in any residential lot, all such persons shall be members; provided however, that only one vote shall be cast with respect to any one residential lot. No person other than an Owner may be a Class A member of the Association, and a Class A membership may not be transferred except by a transfer of record title to the residential lot to which it is appurtenant.

Section 3. Class B Membership: The Developer, as defined in the Declaration, shall be a Class B member of the Association. The Class B membership shall terminate and be converted to Class A membership upon the happening of either of the following, whichever occurs first:

(a) Three (3) months after ninety percent (90%) of the residential lots have been conveyed to members other than the Developer or Preferred Builders; or

(b) As otherwise determined by the Declaration.

Upon termination of the Class B membership, all provision of the Declaration, Articles, and By-Laws referring to Class B membership shall be without further force or effect.

ARTICLE V Voting Rights

Section 1. Class A Voting: All Class A members shall be entitled to one (1) vote for each residential lot owned. If more than one (1) person holds record title to a residential lot, there shall be only one vote cast with respect to such lot, exercised as the owners determine among themselves.

Section 2. Class B Voting: The Class B member shall be entitled to one vote for each residential lot owned. In addition, until such time as the Class B membership is converted to Class A membership, the Class B membership shall have a right of veto on all questions coming before the membership for a vote thereon. Nothing herein shall be deemed to limit, restrict, modify, or otherwise alter any power, right or entitlement granted to the Developer under the Declaration.

ARTICLE VI Liability for Debts

Neither the members nor the officers or the directors of the Association shall be liable for the debts of the Association.

ARTICLE VII Board of Directors

The affairs of this Association shall be managed and governed by a Board of Directors consisting of at least three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successor are:

<u>Name</u>	<u>Address</u>
William L. Hoover	5690 Wax Myrtle Way, Naples, Florida 34109
Charlene S. Hoover	5690 Wax Myrtle Way, Naples, Florida 34109
Jeremy Sterk	2875 Garland Rd., Naples, Florida 34117

ARTICLE VIII Officers

The affairs of the Association shall be administered by a President, a Vice-President, a Secretary and a Treasurer and such other Officers as may be designated from time to time by the Directors. The Officers shall be elected or designated by the Board of Directors at its first meeting following the annual meeting of the members of the Association. The names and addresses of the Officers who shall serve until their successors are elected or designated by the Board of Directors are as follows:

President	William L. Hoover
Vice President	Q. Grady Minor
Secretary	Jeremy Sterk
Treasurer	Charlene S. Hoover

ARTICLE IX Indemnification

Every Director and every Officer of the Association, and every member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon such person in connection with any proceeding or any settlement of 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 Association, or by reason of his having served the Association at its request, whether or not he is a Director or Officer or member serving the Association at the time such expenses or liabilities are incurred, except when the Director, Officer or member serving the Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the Board of Directors approve such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director, Officer or member serving the Association may be entitled.

ARTICLE X By-Laws

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration.

ARTICLE X Dissolution

The Association may be dissolved upon written assent signed by members holding not less than one hundred percent (100%) of the total number of votes of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association (including, without limitation, the surface water management system) shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or organization to be devoted to such similar purposes.

ARTICLE XI
Term

The term of the Association shall be perpetual.

ARTICLE XII
Amendments

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

Section 1. Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

Section 2. Adoption: Prior to the termination of the Class B membership, amendments to these Articles shall only require a majority vote of the Board of Directors of the Association. After termination of the Class B membership, amendments shall be adopted by not less than seventy-five percent (75%) of the votes of the entire membership of the Association. A resolution for the adoption of an amendment may be proposed by either the Board of Directors or by the members of the Association representing no less than ten percent (10%) of the votes of the entire membership of the Association.

Section 3. Limit on Amendments: No amendment shall make any changes in the qualifications for membership, or in the voting rights of members, without approval in writing by all members.

Section 4. Certification: A copy of each amendment shall be certified by the Secretary of State.

ARTICLE XIII
Incorporator

The name and address of the incorporator of these Articles of Incorporation is as follows:

William L. Hoover
Catalina Land Group, Inc.
3785 Airport Road North, Suite B-1
Naples, Florida 34105

ARTICLE XIV
Registered Office and Agent

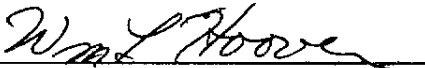
The street address of the initial registered office of this corporation is **3785 Airport Road North, Suite B-1, Naples, Florida 34105**, and the name of the initial registered agent of this corporation is **William L. Hoover**.

IN WITNESS WHEREOF the subscriber, being the undersigned person, named as incorporator,
has hereunto set his/her hand and seal, this 23rd day of March, 2005.

By: Wm L Hoover
William L. Hoover
Its: Incorporator

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated corporation, at the place designated in the certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


William L. Hoover
Registered Agent

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