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THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF RESTATEMENT OF THE
ARTICLES OF INCORPORATION
OF**

THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION, INC.

The undersigned hereby submits these articles for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certifies as follows:

ARTICLE I

Name

The name of the corporation shall be THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION, INC., which corporation shall herein be referred to as the "Association", and its current mailing address is 2496 Caring Way, Suite B, Port Charlotte, FL 33952.

ARTICLE II

Purpose

1. The purpose for which the corporation is organized is for the operation and management of condominium buildings and grounds for the use and benefit of the owners of the condominium units of THE PRESERVE AT CHARLOTTE HARBOR, A CONDOMINIUM, to be located in Charlotte County, Florida, and described in the Declaration of Condominium for said condominium, and for any other purpose permitted under Florida Law.

2. The Corporation shall not be operated for profit and shall make no distribution of income to its members, directors or officers.

ARTICLE III

Powers

1. The Corporation shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles.

2. The Corporation shall have all of the powers and duties contemplated in the Florida Condominium Act together with all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium as it may be amended from time to time, and such other documents or agreements that may exist from time to time pertaining to the Condominium. The powers and duties which the Bylaws may set forth in more detail shall include, but shall not be limited to, the following specific powers and duties:

a. To make and collect assessments against members as Unit Owner for the purpose of exercising its powers and carrying out its responsibilities for the operation of the Condominium.

b. To buy, sell, trade, lease or encumber property, real or personal, and to construct additional improvements of the Condominium.

Arlana R. Fileman, Esquire
Fileman Law Firm, P. A.
201 W. Marion Ave. # 1208
Punta Gorda, Florida 33950
(941) 833-5560
FL BAR # 0990612

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c. To maintain, repair, replace, reconstruct after casualty, operate and manage the Condominium property or any property owned or leased by the Association for use by the unit owners of the Condominium.

d. To acquire and purchase insurance for the Condominium property and for the protection of the Association and the unit owners.

e. In the manner provided in the Association Bylaws, to make and amend reasonable rules and regulations for the use and appearance of all property in the Condominium, and for the benefit, health, safety, welfare and happiness of the Condominium unit owners.

f. To enforce by legal means the provisions of the Florida Condominium Act, the Declaration of Condominium, these Articles of Incorporation, the Bylaws of the Corporation and such rules and regulations as may be promulgated.

g. To approve or disapprove the leasing, transfer, mortgaging, ownership or possession of units in the manner provided for in the Declaration of Condominium or the Association Bylaws.

h. To employ personnel to perform the services required for proper operation of the Condominium.

i. To lease, maintain, repair and replace the Common Elements.

j. To purchase a unit or units of the Condominium for any purpose and to hold, lease, mortgage or convey such units on terms and conditions approved by the Board of Directors.

k. To exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by the applicable laws of the State of Florida.

l. To contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Corporation in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, and other sums due from unit owners, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds as shall be made available by the Corporation for such purposes. The Corporation and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Florida Condominium Act, including but not limited to the making of Assessments, promulgation of rules and execution of contracts on behalf of the Corporation.

m. To maintain and operate the Stormwater Management System as permitted by the South Florida Water Management District, including, but not limited to, all lakes, retention areas, culverts and related appurtenances.

n. In the event the Association ceases to exist, to dedicate, convey, assign or transfer the Condominium property consisting of the Stormwater Management System to an appropriate agency of local government and if the responsibility is not accepted to a similar non-profit organization.

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ARTICLE IV
Corporate Existence

This Association shall continue to exist so long as the Condominium known as THE PRESERVE AT CHARLOTTE HARBOR, A CONDOMINIUM, shall be in existence.

ARTICLE V
Directors

1. The business of this Corporation shall be conducted by a Board of Directors having three (3) Directors or as otherwise determined by the Bylaws. Until control of the Corporation is transferred to unit owners other than the Developer, the Developer shall be entitled to designate directors to the extent permitted by the Florida Condominium Act. The directors which the Developer has the right to appoint need not be members. Except for directors appointed by the Developer, all directors shall be elected at the annual membership meeting of the Association, in the manner determined in the Bylaws.

The Board of Directors shall be comprised of three (3) persons who shall serve until their respective successors are elected (or designated) and qualified.

2. The election or appointment of Directors, their removal or the filling of vacancies on the Board of Directors shall be as stated in the Bylaws of the Association.

ARTICLE VI
Officers

1. The officers of the Corporation shall be a President, Vice President, Secretary and Treasurer and such other officers as the Board of Directors may from time to time determine. The officers of this Corporation shall be elected for a staggered term of two (2) years, and until a successor shall be elected and qualified, by the Board of Directors at their annual meeting and in accordance with the provisions provided therefore in the Bylaws of the Corporation. Until transfer of the control of the Corporation to the Unit Owners other than the Developer has been accomplished, the officer need not be directors or members.

2. The names of the current officers are:

| | |
|----------------|--------------------|
| President | Kenneth Dugger |
| Vice-President | Robert Cole |
| Secretary | Debbie DeWire |
| Treasurer | Theodore Geistfeld |

ARTICLE VII
Members

Membership in the Corporation shall automatically consist of and be limited to all of the record owners of Units in the Condominium. Transfer of a Unit ownership, either voluntarily or by operation of law, shall terminate membership in the Corporation and said membership is to become vested in the

exercising voting rights shall be determined by the Bylaws established for the Corporation.

ARTICLE VIII
Indemnification

The Corporation shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Corporation, including reasonable attorneys' fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceedings to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE IX
Amendments

Amendments to the Articles of Incorporation shall be made in the following manner:

1. The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if there are members of the Association, the Board shall direct that resolution to be submitted to a vote at a meeting of the members, which may be either the annual or a special meeting. If there are no members of the Association, the amendment shall be adopted by a vote of the majority of directors and provisions for adoption by members shall not apply.

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of two-thirds (2/3) of the voting interest present and voting, in person or by proxy at the annual or special meeting at which there was a quorum, provided that notice of any proposed amendments has been given to all the members in accordance with Florida Law. Amendments may also be adopted without a meeting by obtaining written consent of two-thirds (2/3) of the total voting interests.

ARTICLE X
Incorporator and Registered Agent

The name and address of the Incorporator are Dean DeGross, 989 Tamiami Trail, Port Charlotte, Florida 33953.

The corporation's registered office shall be located at 2496 Caring Way, Suite B, Port Charlotte, FL 33952, and the Registered Agent at such address shall be Cambridge Property Management SWFL.

The date of each amendment(s) adoption: May 19, 2015.

There are no members entitled to vote on the amendment(s), the amendment(s) were adopted by the board of directors.

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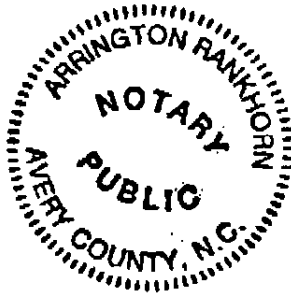
IN WITNESS WHEREOF, the President of this corporation has for the purposes of forming this not for profit corporation under the law of the State of Florida, executed and hereunto set his hand and seal, this 17th day of August, 2015.



Kenneth Dugger, President
Kenneth Dugger

STATE OF NORTH CAROLINA)
COUNTY OF AVERY)

The foregoing instrument was acknowledged before me this 17th day of August, 2015, by Kenneth Dugger, as President of The Preserve at Charlotte Harbor Condominium Association, Inc., on behalf of said corporation. He is personally known to me or has provided as identification.



Arrington Rankhorn
NOTARY PUBLIC
Print Name: Arrington Rankhorn
My Commission Expires: My Commission Expires 3-29-16

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ACCEPTANCE OF APPOINTMENT

RE: The Preserve at Charlotte Harbor Condominium Association, Inc.

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating 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: 9/1, 2015


Crystal Parker, CAM
Cambridge Property Management of SWFL