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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T Hampton SEP 15 2005

PAVESE LAW FIRM

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1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

September 13, 2005

Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, Florida 32314

Re: Tuscany Isles Commons Association, Inc.

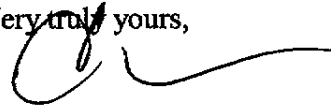
Dear Sir or Madam:

Enclosed herewith is the original and one copy of the Articles of Incorporation of the above referenced corporation, together with a check in the amount of \$78.75, said check allocated as follows:

\$35.00 - filing fee
\$35.00 - registered agent fee
\$ 8.75 - certified copy

Please certify and return one copy of the Articles of Incorporation. Thank you for your cooperation in this matter.

Very truly yours,



Christopher J. Shields

CJS/rj

Enclosures

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**ARTICLES OF INCORPORATION
OF
TUSCANY ISLES COMMONS ASSOCIATION, INC.**

FILED

2005 SEP 14 AM 9:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Section 617.01201, Florida Statutes (2005), these Articles of Incorporation are created by Christopher J. Shields, Esq., 1833 Hendry Street, Fort Myers, Florida 33901, as sole incorporator, for the purpose set forth below.

ARTICLE I

The name of this corporation is TUSCANY ISLES COMMONS ASSOCIATION, INC., a not for profit corporation (the "Commons Association").

ARTICLE II

The nature of the business to be transacted shall be to engage in any activity or business permitted under the laws of the United States and of this State, pursuant to Chapters 617 and 720 of the Florida Statutes. The Commons Association is organized for the purpose of providing an entity for the operation of a residential planned development, located in Charlotte County, Florida.

The Commons Association is organized and shall exist upon a non-stock basis as a non-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Commons Association shall be distributed or inure to the private benefit of any member, Director or officer of the Commons Association. For the accomplishment of its purposes, the Commons Association shall have all of the common law and statutory powers and duties of a Commons Association not for profit under Florida law, except as limited or modified by these Articles, the Declaration of Covenants, Conditions and Restrictions or the By-Laws of this Commons Association, and it shall have all of the powers and duties reasonably necessary to operate the Community pursuant to the Declaration as it may hereafter be amended including, but not limited to, the following:

(A) To levy, collect and enforce assessments against all Members of the Commons Association to defray the costs, expenses and losses of the Commons Association, and to use the proceeds of assessments in the exercise of its power and duties.

(B) To own, lease, maintain, repair, replace or operate the Common Areas.

(C) To purchase insurance upon the Common Areas for the protection of the Commons Association and its members.

(D) To reconstruct improvements after casualty and to make further improvements of the Common Areas.

(E) To establish, amend and enforce reasonable rules and regulations governing the use of the Common Areas and the operation of the Commons Association.

(F) To sue and be sued, and to enforce the provisions of the Declaration, these Articles and the By-Laws of the Commons Association.

(G) To contract for services to provide for the management and maintenance of the Common Areas and to delegate any powers and duties of the Commons Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Commons Association.

(H) To employ accountants, attorneys, architects or other professional personnel to perform the services required for proper operation of the Properties.

(I) To acquire, own and convey real property and to enter into agreements or acquire leaseholds, easements, memberships and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas and other recreational facilities. It has this power whether or not the lands or facilities are contiguous to the lands of the Community, if they are intended to provide enjoyment, recreation or other use or benefit to the members.

(J) To borrow or raise money for any purposes of the Commons Association; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidence of indebtedness; and to secure the payment of any thereof, and of the interest therein, by mortgage pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Corporation.

(K) To be responsible in perpetuity for maintenance of the conservation areas, i.e., all preserved, restored, or created wetlands areas and uplands buffer zones; and to take action against owners, if necessary, to enforce the conditions of the conservation easements and permit issued by the South Florida Water Management District for the Community.

(L) To be the responsible entity to operate and maintain the Surface Water Management System as permitted by the South Florida Water Management District, including but not limited to, all lakes, retention areas, culverts and related appurtenances.

Except as provided herein, all funds and title to all property acquired by the Commons Association shall be held for the benefit of the members in accordance with the provisions of the Declaration, these Articles of Incorporation, and the By-Laws.

ARTICLE III

The Commons Association shall have perpetual existence. However, if the Association is dissolved, the property consisting of the Surface Water Management System will be conveyed to an appropriate agency of local government. If this is not accepted, then the Surface Water Management System will be dedicated to a similar non-profit corporation.

ARTICLE IV

MEMBERSHIP:

(A) The Members of this Commons Association shall be any and every Florida corporation not for profit which is created for the purpose of operating any residential neighborhood located within the Tuscany Isles Community. However, every lot or unit owner in the Tuscany Isles Community shall be a member of such a not-for-profit corporation. If any Member is voluntarily dissolved, that Association's membership shall be transferred to another corporation, or to a trustee, which shall have and exercise such Association's membership rights, obligations and privileges as long as this Commons Association exists.

(B) Whenever a vote of the Members is required, each Member shall be entitled to one (1) vote in Commons Association matters for each dwelling unit it operates. The manner of exercising voting rights shall be as set forth in the Bylaws.

(C) The share of a Member in the funds and assets of the Commons Association cannot be assigned, withdrawn or transferred in any manner except as an appurtenance to the property the Association operates.

ARTICLE V

The street address of the initial principal office of this Commons Association is 4470 Fowler Street, Fort Myers, FL 33901. The name of the initial registered agent of this Commons Association is Kevin Bond, and the address of the initial registered office is 3450 Buschwood Park Drive, Suite 250, Tampa, FL 33618.

ARTICLE VI

The number of Directors shall initially consist of three (3) but may be increased pursuant to the By-Laws, and in no event shall there be fewer than three (3) in number. Directors shall be elected, or appointed to fill a vacancy, in accordance with the By-Laws of the Commons Association.

ARTICLE VII

The name and mailing address of the Directors, President, Vice President and Secretary/Treasurer, who, subject to the By-Laws of the Commons Association shall hold office for the first year of existence of this Commons Association or until his or her successor is elected and has qualified, are:

<u>NAME</u>	<u>ADDRESS</u>
Brent Evans, President/Director	KB Home 4470 Fowler Street Fort Myers, FL 33907
Chris Stephens, Vice President/Director	KB Home 4470 Fowler Street Fort Myers, FL 33907
Mike Howell, Secretary/Treasurer/Director	KB Home 4470 Fowler Street Fort Myers, FL 33907

ARTICLE VIII

The Commons Association is empowered to do and perform all acts reasonably necessary to accomplish the purposes of the Commons Association, which acts are not inconsistent with the powers provided for in Chapter 617, Florida Statutes.

ARTICLE IX

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

<u>NAME</u>	<u>ADDRESS</u>
Christopher J. Shields, Esq.	1833 Hendry Street Fort Myers, Florida 33901

ARTICLE X

By-Laws of the Commons Association may be adopted, made, altered or rescinded by the Directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provision of these Articles.

ARTICLE XI

Amendment to the Articles of Incorporation may be proposed by any Director at any regular or special business meeting of the Board of Directors at which a majority is present and, if obtaining a two-thirds (2/3) vote of the Board of Directors present and voting at such meeting properly called and noticed as provided in the By-Laws, shall be submitted to a vote of the membership. If approved by a two-thirds (2/3) affirmative vote of the membership at a meeting of the members properly called and noticed as provided in the By-Laws, such Amendment shall be forwarded to the Secretary of State of the State of Florida and filed and shall become effective upon issuance, by said officer, of a certificate reflecting same.

ARTICLE XII

The Commons Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Commons Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Commons Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit Commons Association, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XIII

To the fullest extent permitted by Florida law, the Commons Association shall indemnify and hold harmless every Director and every officer of the Corporation 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 Commons Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication established that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interest of the Commons Association, in a proceeding by or in the right of the Commons Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or officer derived an improper personal benefit.

(D) Wrongfully conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Commons Association.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approved such settlement as being in the best interest of the Commons Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or officer may be entitled.

WHEREFORE the incorporator has caused these presents to be executed this 13 day of September, 2005.

By: _____

Christopher J. Shields

STATE OF FLORIDA)

COUNTY OF LEE)

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of September, 2005, by Christopher J. Shields, who is personally known to me and did not take an oath.

(SEAL)



Regina C. Jay
My Commission DD328384
Expires June 15, 2008

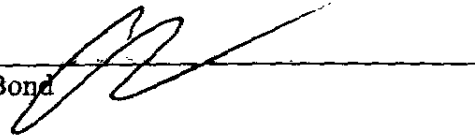
Notary Public

Printed Name of Notary Public

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Tuscany Isles Commons Association, Inc., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.

Kevin Bond

A handwritten signature in black ink, appearing to be 'KB' or similar, written over a horizontal line.

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TUSCANY ISLES COMMONS - ARTICLES