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cc
Amended/Restarted
(1a) 5/22/15

Law Offices of James M. Costello, P.L.

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May 6, 2015

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

**Re: CITRUS CREEK AT VERANDAH NEIGHBORHOOD ASSOCIATION,
INC.: Document #N05000011049; Amendment Filing; Filing Fees.**

Dear Section Clerk:

Please find enclosed:

1. An original executed Amended/Restated Articles of Incorporation for the above-named Florida corporation;
2. Our firm's Check #6080 in the amount of \$43.75 to cover the Filing Fee and the return of a certified copy of the document.

Please file the Articles and return a conformed copy of them to me at the above address. If you have any questions, please call collect. I will accept the charges.

Thanks for your help and cooperation.

Sincerely,

/s/James Michael Costello

James Michael Costello

JMC/blsp
Encl.

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
CITRUS CREEK AT VERANDAH NEIGHBORHOOD ASSOCIATION, INC.
a Florida corporation, not-for-profit

(Note: The following Amended and Restated Articles are a complete restatement of the Articles of Incorporation of Citrus Creek at Verandah Neighborhood Association, Inc. as the same are found recorded as Instrument #2005000098055 in the Public Records of Lee County, Florida. Please see that document's Articles 1 through 11 for the present text.)

The undersigned Corporation, by an affirmative vote of its Members, hereby adopts the following Amended and Restated Articles of Incorporation for such corporation pursuant to Fla. Stat. Ch. 617:

**ARTICLE I
(Name)**

The name of the corporation (hereinafter called the "Association") is CITRUS CREEK AT VERANDAH NEIGHBORHOOD ASSOCIATION, INC.

**ARTICLE II
(Not-for-Profit Status)**

The Association is a corporation not for profit.

**ARTICLE III
(Duration)**

The period of its duration is perpetual.

**ARTICLE IV
(Purposes and Powers)**

The specific purposes for which the Association is formed are to provide for:

(a) maintenance, preservation, and architectural control of the residence Lots and Common Areas; and enforcement of the Declaration of Covenants, Conditions and Restrictions for CITRUS CREEK AT VERANDAH, a subdivision of land lying in Lee County, Florida; and

(b) to maintain and preserve the Surface Water Management Systems, including conservation easements, within the subdivision as specified and permitted by the South Florida Water Management District; all within a certain subdivided tract of real property described as CITRUS CREEK AT VERANDAH, a Subdivision located in Lee County, Florida, and as more particularly described as VERANDAH, UNIT ELEVEN, recorded as Instrument #2005000042225 in the Public Records of Lee County, Florida, and generally, to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions, as amended (the "Declaration") applicable to the Subdivision and to be recorded in the public records of Lee County, Florida, which includes the power to enforce the terms and provisions of the Declaration;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration and the Association's Bylaws, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Dedicate, sell, convey or transfer all or any part of the Common Areas to any government or municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3rds) of the Members, agreeing to such dedication, sale, or transfer;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds (2/3rds) of the Members;

(f) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise under that Act or Chapter 720, Florida Statutes. The Association is organized and shall be

operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on Members as provided in the Declaration and/or Bylaws, and no part of any net earnings shall inure to the benefit of any Member.

(g) Enforce all properly promulgated rules, ordinances, or regulations of any governmental entity relating to the Common Areas and particularly the easements, covenants and restrictions over the Lots for surface water management

(h) Make and enforce reasonable Rules and Regulations regarding the use of land within the Subdivision.

ARTICLE V **(Street Address, Registered Office and Agent)**

The street address of the principal office and the registered office of the Association is 27180 Bay Landing Drive, Suite 4, Bonita Springs, FL 34135, and the name of its registered agent at such address is STERLING PROPERTY SERVICES, LLC.

ARTICLE VI **(Members)**

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Association.

ARTICLE VII **(Classes of Membership)**

The Association shall have one class of voting Members.

ARTICLE VIII **(Directors)**

The number of directors constituting the board of directors of the Association is three (3). The terms and method for electing directors shall be stated in the Association's Bylaws. The names and addresses of the persons who currently serve as the directors are:

SANDI PEARL, 27180 Bay Landing Drive, Suite 4, Bonita Springs, FL 34135

GREG KINGHORN, 27180 Bay Landing Drive, Suite 4, Bonita Springs, FL 34135


JEANNE HAVERON, 27180 Bay Landing Drive, Suite 4, Bonita Springs, FL 34135

ARTICLE IX
(Disposition of Assets)

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

The foregoing Amended and Restated Articles of Incorporation were enacted by the Members of the Corporation at a meeting duly noticed and called for the purpose on the 24th day of April, 2015 by a vote of 66 2/3rd % for approval/enactment. The vote was sufficient for enactment of this Amendment.

Executed this 29th day of April, 2015.


SANDI PEARL, President