

N05914

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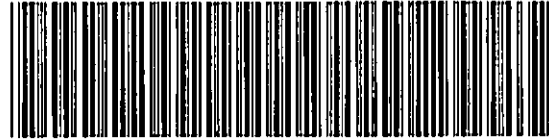
(Business Entity Name)

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2022 AUG 29 PM 4:48  
TOLSON, JAMES E. FLEWELL

*NO Amended  
&  
Restated  
Arx.  
09/15/22*



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

July 25, 2022

SIMONS LAW GROUP, PLLC  
ATTENTION DIANE M. SIMONS, ESQ.  
1705 COLONIAL BLVD., SUITE C3  
FORT MYERS, FL 33907 US

SUBJECT: CROSS CREEK OF FORT MYERS VILLAS I CONDOMINIUM  
ASSOCIATION, INC.  
Ref. Number: N05914

We have received your document and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Darlene Connell  
Regulatory Specialist II Supervisor

Letter Number: 722A00012559

AUG 29 2022

Prepared by:  
Diane M. Simons, Esq.  
Simons Law Group, PLLC  
1705 Colonial Blvd., Suite C3  
Fort Myers, FL 33907  
844-500-3649

FILED  
2022 AUG 29 PM 4:48  
CLERK OF COUNTY OF LEE  
LEE COUNTY, FLORIDA

**CERTIFICATE OF AMENDMENT**

THE UNDERSIGNED, being the President and Secretary of CROSS CREEK OF FORT MYERS VILLAS I CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, do hereby certify that the attached ~~Amended and Restated Declaration of Condominium of Cross Creek of Fort Myers Villas I, a Condominium; Amended and Restated Articles of Incorporation of Cross Creek of Fort Myers Villas I Condominium Association, Inc., and; Amended and Restated Bylaws of Cross Creek of Fort Myers Villas I Condominium Association, Inc.,~~ were duly approved, adopted and enacted by the affirmative vote of the proper percentage of members at a meeting called for that purpose on March 25, 2022, at which a quorum was present and for which due notice was given. The original Declaration of Condominium of Cross Creek of Fort Myers Villas I, a Condominium; Articles of Incorporation of Cross Creek of Fort Myers Villas I Condominium Association, Inc., and; Bylaws of Cross Creek of Fort Myers Villas I Condominium Association, Inc., are recorded at Official Records Book 1774, at Page 0543, *et seq.*, of the Public Records of Lee County, Florida.

Dated this 25<sup>th</sup> day of March, 2022.

Witnesses:

Sign: Patricia A. Wilson  
Print: Patricia A. Wilson

Sign: Heather M. Paoletta  
Print: Heather M. Paoletta

**CROSS CREEK OF FORT MYERS VILLAS I CONDOMINIUM ASSOCIATION, INC.**

Sign: Eleanor Reeves  
Print: Eleanor Reeves  
Title: President

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 9<sup>th</sup> day of August, 2022, by Eleanor Reeves, as President of Cross Creek of Fort Myers Villas I Condominium Association, Inc., who (check one):  
   is personally known to me.  
 produced FL Drivers License as identification.

(NOTARY SEAL/STAMP)



**NOTARY PUBLIC:**  
Sign: Heather M. Paoletta  
Print: Heather M. Paoletta

Certificate of Amendment (continued)

Witnesses:

CROSS CREEK OF FORT MYERS VILLAS I  
CONDOMINIUM ASSOCIATION, INC.

Sign: [Signature]  
Print: Robert J. Cunningham

Sign: [Signature]  
Print: Mary Peabody  
Title: Secretary

Sign: [Signature]  
Print: Robert J. Cunningham

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of August, 2022, by Mary Peabody, as Secretary of Cross Creek of Fort Myers Villas I Condominium Association, Inc., who (check one):

is personally known to me.  
 produced VT DL# V+50518260 as identification.

ROBERT J. CUNNINGHAM  
Notary Public, State of Vermont  
Commission No. 157.0007925  
My Commission Expires Jan. 31, 2023

NOTARY PUBLIC:  
Sign: [Signature]  
Print: Robert J. Cunningham

**NOTE: SUBSTANTIAL AMENDMENT OF ENTIRE ARTICLES OF INCORPORATION FOR PRESENT TEXT SEE EXISTING ARTICLES OF INCORPORATION**

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**

**OF**

**CROSS CREEK OF FORT MYERS VILLAS I CONDOMINIUM ASSOCIATION, INC.**

FILED  
2022 AUG 29 PM 4:48  
SOCIETY OF REALTORS  
FORT MYERS, FLORIDA

Pursuant to Section 617.0201(4), Florida Statutes, the Articles of Incorporation for Cross Creek of Fort Myers Villas I Condominium Association, Inc., a Florida corporation not for profit, which was originally incorporated under the same name on October 30, 1984, are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Section 617.0201(4), Florida Statutes, and there is no discrepancy between the corporation's Articles of Incorporation as heretofore amended and the provisions of these Amended and Restated Articles other than the inclusion of amendments adopted pursuant to Section 617.0201(4) and the omission of matters of historical interest. The Amended and Restated Articles of Incorporation shall henceforth be as follows:

**ARTICLE I**

**NAME:** The name of the corporation, herein called the "Association", is Cross Creek of Fort Myers Villas I Condominium Association, Inc., and its current address is c/o MyTown Communities, 2830 Winkler Avenue, Unit 101, Fort Myers, Florida 33916.

**ARTICLE II**

**PURPOSE AND POWERS:** The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of Cross Creek of Fort Myers Villas I Condominium, a Condominium, located in Lee County, Florida.

The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earning of the Association shall be distributed or inure to the private benefit of any member, Director or officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida and of a condominium association under the Florida Condominium Act, except as expressly limited or modified by these Articles, the Declaration of Condominium, and the Bylaws; and it shall have all of the powers and duties reasonably necessary to operate the Condominium pursuant to the condominium documents as they may hereafter be amended, including but not limited to the following:

- (A) To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the condominium property and association property.

- (C) To purchase insurance for the protection of the Association and its members.
- (D) To repair and reconstruct improvements after casualty, and to make further improvements of the condominium property.
- (E) To make, amend and enforce reasonable rules and regulations governing the operation of the Association, the personal conduct of owners, occupants, residents, invitees, guests, tenants and the use, occupancy, alteration, maintenance, transfer and appearance of units, common elements and limited common elements, subject to any limits set forth in the Declaration of Condominium.
- (F) To approve or disapprove the transfer, leasing and occupancy of units, as provided in the Declaration of Condominium.
- (G) To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws and any Rules and Regulations of the Association.
- (H) To contract for the management and maintenance of the condominium and the condominium property, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by law or by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.
- (I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.
- (J) To borrow money as necessary to perform its other functions hereunder.
- (K) To grant, modify or move any common elements and/or easement in the manner provided in the Declaration of Condominium.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of the Condominium, these Articles of Incorporation and the Bylaws.

### ARTICLE III

#### MEMBERSHIP:

- (A) The members of the Association shall be the record owners of a fee simple interest in one (1) or more units in the Condominium, as further provided in the Bylaws.
- (B) The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit.

### ARTICLES OF INCORPORATION EXHIBIT "C"

- (C) The owners of each unit, collectively, shall be entitled to one (1) vote in Association matters. The manner of exercising voting rights shall be as set forth in the Bylaws.

#### ARTICLE IV

TERM: The term of the Association shall be perpetual.

#### ARTICLE V

BYLAWS: The Bylaws of the Association may be altered, amended, or rescinded in the manner provided therein.

#### ARTICLE VI

##### DIRECTORS AND OFFICERS:

- (A) The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but in no event less than three (3) Directors.
- (B) Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
- (C) The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected each year by the Board of Directors at its first meeting after the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board.

#### ARTICLE VII

AMENDMENTS: Amendments to these Articles shall be proposed and adopted in the following manner:

- (A) Proposal. Amendments to these Articles may be proposed by a majority of the Board or by a written petition to the Board, signed by at least one-fourth (1/4th) of the voting interests of the Association.
- (B) Procedure. Upon any amendment to these Articles being proposed by said Board or unit owners, such proposed amendment shall be submitted to a vote of the owners not later than the next annual meeting for which proper notice can be given.
- (C) Vote Required. Except as otherwise required by Florida law or as provided elsewhere in these Articles, these Articles may be amended if the proposed amendment is approved by the affirmative vote of at least two thirds (2/3rds) of those voting interests present and voting, in person or by proxy, at a duly called meeting of the members of the Association at which a quorum has been obtained or by written approval of two-thirds (2/3) of the

total voting interests. The Board of Directors may amend these Articles to correct scrivener's errors or omissions, and amend and restate the Articles in order to consolidate into one document amendments previously adopted by the members or the Board. Amendments adopted by the Board shall occur at a duly noticed Board meeting (with adoption of the amendments set forth on the agenda).

- (D) Effective Date. An amendment shall become effective upon filing with the Secretary of State and recording a Certificate of Amendment in the Public Records of Lee County, Florida, with the formalities required by the Condominium Act.

#### ARTICLE VIII

#### INDEMNIFICATION.

- (A) Indemnity. The Association shall indemnify any officer, Director, or committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, officer, or committee member of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, Directors, and committee members as permitted by Florida law.
- (B) Defense. To the extent that a Director, officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section (A) above, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.
- (C) Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, officer, or committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article VIII.



- (D) Miscellaneous. The indemnification provided by this Article VIII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of members, or otherwise, and shall continue as to a person who has ceased to be a Director, officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.
- (E) Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, committee member, employee, or agent of the Association, or a Director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.
- (F) Amendment. Anything to the contrary herein notwithstanding, the provisions of this Article VIII may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.