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FLORIDA PROFIT/NON PROFIT CORPORATION

Royal Pelican Docks at Bay Beach Association, Inc.

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ARTICLES OF INCORPORATIONFORROYAL PELICAN DOCKS AT BAY BEACH ASSOCIATION, INC.

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In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

ARTICLE I

The name of the corporation, herein called the "Association", is Royal Pelican Docks at Bay Beach Association, Inc., (herein "The Association") and the corporate office address 7225 Estero Blvd., Ft. Myers Beach, Florida 33931.

Terms used herein shall have the definitions as provided in the Declaration of Condominium of Royal Pelican Docks at Bay Beach (hereinafter, the "Declaration").

ARTICLE II

**PURPOSE AND POWERS:** The purpose for which the Association is organized is to provide an entity for the operation of Royal Pelican Docks at Bay Beach a boat dock condominium project located in Lee County, Florida. The Association is organized and shall exist upon a non-stock basis as a not-for-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or officer of the Association. 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 as provided in these Articles, the Declaration and the By-Laws of the Association; and it shall have all the powers and duties reasonably necessary to operate Royal Pelican Docks at Bay Beach condominium pursuant to the Declaration and as it 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 proceeds of assessments in the exercise of its powers and duties.

B. To maintain, repair, replace and operate the Common Areas of Royal Pelican Docks at Bay Beach .

C. To purchase insurance upon the Association Property for the protection of the Association, its members, and their mortgagees.

D. To reconstruct improvements after casualty and to make further improvements of the property.

E. To make, amend and enforce reasonable rules and regulations governing the use of the Common Areas.

F. To approve or disapprove the transfer, mortgage, ownership and occupancy of Unit/Slips, as provided by the Declaration and the By-Laws.

G. To enforce the provisions of the Declaration, these Articles, and the By-Laws of the Association.

H. To contract for the management and maintenance of the Association and to delegate any powers and duties of the 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 Association.

I. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Association.

J. To acquire real and personal property in the name of the Association.

K. To prepare a disaster management plan for Royal Pelican Docks at Bay Beach.

L. To perform the obligations of Lessee under that certain Ground Lease with Bella Lago at Bay Beach Condominium Association, Inc. for the use of four (4) parking spaces in Bella Lago condominium for use by Unit/Slip Owners in Royal Pelican Docks condominium dated February 6, 2006 and recorded in the Public Records of Lee County, Florida as Instrument # 20060000370107, including but not limited to payment of rent due thereunder and maintaining insurance on the leased land.

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, these Articles of Incorporation and the By-Laws.

### ARTICLE III

#### MEMBERSHIP:

A. The Members of the Association shall consist of all record owners of a fee simple interest in one or more Unit/Slips, and as further provided in the By-Laws; after termination of the Association the Members shall consist of those who are Members at the time of such termination.

B. Change of membership shall be established by recording in the Public Records of Lee County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

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 a Unit/Slip.

C. The owners of each Unit/Slip, collectively, shall be entitled to one vote in Association matters as set forth in the Declaration and By-Laws. The manner of exercising voting rights shall be as set forth in the By-Laws.

#### ARTICLE IV

TERM: The term of the Association shall be perpetual.

#### ARTICLE V

BY-LAWS: The By-Laws of the Association may be altered, amended, or rescinded in the manner provided therein.

#### ARTICLE VI

AMENDMENTS: Except as otherwise provided by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interest at any annual or special meeting, or by approval in writing of the owners of a majority of the Unit/Slips without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains a copy of the proposed Amendment. An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Lee County, Florida. Provided, however, so long as Developer owns any Unit/Slip in the Property, no amendment may be made to these Articles without the written approval of the Developer and provided, however, the Developer may amend these Articles without the vote, joinder or consent of the Association or any Unit/Slip Owner or their mortgagees.

#### ARTICLE VII

##### DIRECTORS AND OFFICERS:

A. The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the By-Laws.

B. Directors of the Association shall be elected by the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

C. The business of the Association shall be conducted by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

ARTICLE VIIIINCORPORATOR:

The name and address of the incorporator is:

Kathleen C. Passidomo  
2390 North Tamiami Trail  
Suite 204  
Naples, Florida 34103

ARTICLE IXINITIAL DIRECTORS:

The initial Directors of the Association and their addresses shall be:

Alva E. Durrett, Jr., President	7225 Estero Blvd., Ft. Myers Beach, Florida 33931
Elwood B. Davis, Vice President	c/o Northeast Financial Consultants
	P.O. Box 2630, Westport, CT. 06880
Jody Lovejoy, Secretary/Treasurer	7225 Estero Blvd., Ft. Myers Beach, Florida 33931

ARTICLE XINITIAL REGISTERED AGENT:

The initial registered office of the Association shall be at:

2390 North Tamiami Trail, Suite #204  
Naples, Florida 34103

The initial registered agent at said address shall be:

KATHLEEN C. PASSIDOMO

ARTICLE XIINDEMNIFICATION:

The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's 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 Association. The foregoing right of indemnification shall not apply to:

- A. Gross negligence or willful misconduct in office by any Director or officer.

B. Any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in, not opposed to, the best interest of the Association, and had no reasonable cause to believe his action was unlawful.

To the extent that a Director or officer has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in subsection (1) or subsection (2), or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

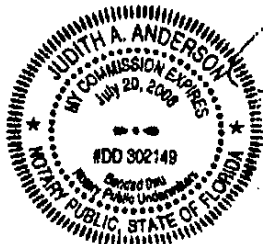
WHEREFORE, the incorporator has caused these presents to be executed this 5 day of

January, 2007

  
Kathleen C. Passidomo

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 5th day of January, 2007, by Kathleen C. Passidomo who is personally known to me or who has produced \_\_\_\_\_, as identification and who did/did not take an oath.



  
Notary Public

Judith A. Anderson  
Printed Name

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for R OYAL PELICAN DOCKS AT BAY BEACH, 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.

  
\_\_\_\_\_  
KATHLEEN C. PASSIDOMO, ESQ.Dated: 1/5, 2007

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