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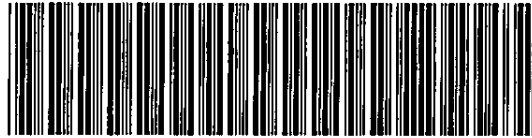
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APPROVED  
AND  
FILED

07 MAR 16 AM 10:39

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

B. McKnight MAR 19 2007

## COVER LETTER

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

**SUBJECT:** COMMUNITY ASSOCIATION OF CALOOSA SHORES, INC.  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: JOHN JAY WATKINS, ESQUIRE  
Name (Printed or typed)

P.O. BOX 250  
Address

LABELLE FL 33975-0250  
City, State & Zip

863-675-4424  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION  
OF  
COMMUNITY ASSOCIATION OF CALOOSA SHORES, INC.**

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not-for-profit under the laws of the State of Florida.

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TALLAHASSEE, FLORIDA

**ARTICLE I - NAME**

The name of this corporation is COMMUNITY ASSOCIATION OF CALOOSA SHORES, INC.

**ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAIL ADDRESS**

The principal place of business of the corporation is 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905, and its mailing address is 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905.

**ARTICLE III - PURPOSE**

The purpose for which the corporation is organized shall be to promote the betterment of the land and of all land owners who own property in CALOOSA SHORES, a subdivision located in Hendry County, Florida, and to manage the common properties of the corporation within CALOOSA SHORES subdivision.

**ARTICLE IV - MEMBERS**

The membership of this corporation shall consist of those persons who own any real property in CALOOSA SHORES, a subdivision in Hendry County, Florida. Those members or their successors shall have voting rights as provided in the Declaration of Covenants and Restrictions and the Bylaws of the corporation.

**ARTICLE V - PERPETUAL EXISTENCE**

This corporation shall have a perpetual existence. However, if the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If it is not accepted, then the surface water management system must be dedicated to a similar non-profit corporation.

## **ARTICLE VI - INCORPORATORS**

The names and addresses of the incorporators are:

- a. James W. Green, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905.
- b. Kelly N.Green, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905.
- c. Steven Kindelan, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905.

## **ARTICLE VII – REGISTERED AGENT**

The registered office shall be at 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, 33905, and the resident agent at that address is James W. Green.

## **ARTICLE VIII - BOARD OF DIRECTORS**

The corporation shall have three (3) members on the Board of Directors. The names and street addresses of the first Board of Directors who shall serve until the first annual meeting of the members of the corporation are:

- a. James W. Green, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida.
- b. Kelly N. Green, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida.
- c. Steven Kindelan, 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida.

At each annual meeting, three directors shall be elected by the members as provided in the By-Laws and Declaration of Covenants, Conditions, Restrictions and Easements for Caloosa Shores as recorded in the Public Records of Hendry County, Florida.

## **ARTICLE IX - OFFICERS**

The officers of the corporation shall be President, a Vice-President, and a Secretary/Treasurer and such other officers as may be provided in the Bylaws. The names and street addresses of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

President	James W. Green.
Vice President	Kelly N. Green.
Sec'y/Treas.	Toni Edge.

## **ARTICLE X - BY-LAWS**

The Bylaws of the corporation may be made, altered or rescinded by a majority vote of the Board of Directors present at any regular or special meeting called for that purpose and by the members as provided in the By-Laws.

## **ARTICLE XI - POWERS**

The corporation shall have all powers provided by Florida Statutes as they exist from time to time, together with the following general powers:

- a. to sue and be sued, to defend any and all actions and proceedings in its corporate name to the same extent as a natural person;
- b. to make contracts and incur liabilities, including contracts to provide the services for operation and maintenance;
- c. to borrow money at such rates of interest as the corporation may determine, issue its notes, bonds or other obligations and secure any other obligations by mortgage and pledge of all or any part of its property or income.
- d. to operate and maintain common properties and specifically the conservation easement and surface water management system as permitted by the South Florida Water Management District including lakes, detention areas, culverts and related appurtenances;
- e. levy assessments for maintenance of roads and drainage, drainage ditches, culverts and other appurtenances thereto, levy assessments for corporate expenses, impose fines as provided by the Declaration of Covenants, Conditions, Restrictions and Easements for Caloosa Shores as recorded in the Public Records of Hendry County, Florida, to set and collect assessments as provided in the Declaration of Covenants, Conditions, Restrictions and Easements for Caloosa Shores as recorded in the Public Records of Hendry County, Florida, and enforce said assessments by lien upon landowners' lots and to foreclose same as a mortgage if it remains unpaid for more than a reasonable time as determined by the Board of Directors;
- f. own, hold, use and convey, transfer, dispose of and to mortgage or encumber such real estate and personal property as shall be necessary for its corporate purposes;
- g. to receive and maintain a fund or funds of real or personal property, or both, and to use and apply the whole or any part thereof.
- h. to establish rules and regulations by the Board of Directors.

i. In addition to the foregoing powers, all of those powers set forth in the Florida Statutes for a non-profit corporation.

**ARTICLE XII  
AMENDMENTS**

These Articles of Incorporation may be amended by a vote of two-thirds of the votes of a quorum of the members present in person or by proxy at any meeting duly noticed.

IN WITNESS WHEREOF, the undersigned, as Incorporators, have executed the foregoing Articles of Incorporation this 7<sup>th</sup> day of MARCH 2007.

  
\_\_\_\_\_  
JAMES W. GREEN

  
\_\_\_\_\_  
KELLY N. GREEN

  
\_\_\_\_\_  
STEVEN KINDELAN

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHO PROCESS MAY BE SERVED**

That COMMUNITY ASSOCIATION OF CALOOSA SHORES, INC., desiring to organize under the laws of the State of Florida, with its principal office located at 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida, County of Lee, has named JAMES W. GREEN located at 14801 Palm Beach Blvd., Suite 100, Fort Myers, Florida as its agent to accept service of process within this state.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above-named corporation, at the place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Florida law relative to keeping the designated office open.

Date: 3/7/07

  
\_\_\_\_\_  
JAMES W. GREEN  
Registered Agent

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

07 MAR 16 AM 10:39

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AND  
FILED