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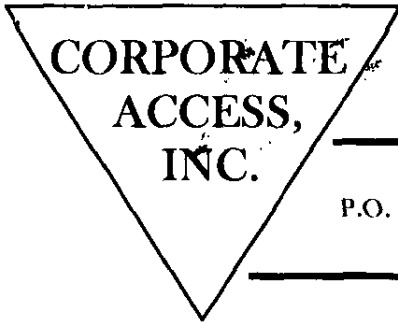
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articles

1.

Judd Creek Preserve Community Association, Inc  
(CORPORATE NAME AND DOCUMENT #)

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

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(CORPORATE NAME AND DOCUMENT #)

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(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

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**ARTICLES OF INCORPORATION  
FOR  
JUDD CREEK PRESERVE COMMUNITY ASSOCIATION, INC.  
(A Corporation Not-for-Profit)**

FILED  
2007 APR 17 AM 10:40  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I  
NAME**

The name of the corporation is: JUDD CREEK PRESERVE COMMUNITY ASSOCIATION, INC., hereinafter referred to as the "Association." The mailing address for the Association is 5789 Cape Harbour Drive, Suite 201, Cape Coral, Florida 33914.

**ARTICLE II  
PURPOSES**

The purposes of the Association are:

1. To provide for maintenance, preservation, control and operation of the Common Areas within Judd Creek Preserve, located in Lee County, Florida, and such other property as may be added thereto, as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Judd Creek Preserve, as recorded in the public records of Lee County, Florida (the "Declaration"). All terms used herein which are defined in the Declaration shall have the same meaning as set forth in the Declaration, unless otherwise indicated herein.
2. To otherwise promote the health, safety, and welfare of its Members and their property within Judd Creek Preserve.

**ARTICLE III  
POWERS**

1. **GENERAL POWERS.** The Association shall have all the powers of a corporation not-for-profit which are not prohibited by law or in conflict with the provisions of these Articles or the Declaration.
2. **NECESSARY POWERS.** The Association shall have all of the powers reasonably necessary to implement its purposes, including, but not limited to, the following:

- A. To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;
- B. To acquire, construct, reconstruct, improve, maintain, repair, replace, operate, convey or otherwise deal with the property and improvements of every nature or kind constituting the Common Areas;
- C. To fix, establish, levy and collect Assessments as contemplated by the Declaration;
- D. To operate, without pecuniary profit, for the benefit of its Members in accordance with the Declaration;
- E. To pay all taxes and other Assessments which are liens against the Association or the Common Areas;
- F. To make and enforce reasonable rules and regulations governing the use and operation of the property covered by the Declaration;
- G. To sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;
- H. To contract for services necessary to operate and maintain the Common Areas.
- I. To operate and maintain the surface water management system in accordance with the requirements of the South Florida Water Management District, and to contract for services to provide for the operation and maintenance of the surface water management system; provided however, in the event that the Association is dissolved, the surface water management system, and the property comprising such system, will be conveyed and be dedicated to a non-profit organization so as to ensure continued maintenance of the surface water management system in perpetuity.

**ARTICLE IV**  
**PROHIBITION AGAINST ISSUANCE OF**  
**STOCK AND DISTRIBUTION OF INCOME**

The Association shall never have nor issue any shares of stock, nor shall the Association distribute any part of its income, if any, to its Members, Directors or Officers. All monies and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provision of these Articles and with the Bylaws of the Association. Nothing herein, however, shall be construed to prohibit the Association for conferring benefits upon its Members or from making any payments or distributions to Members of monies or properties permitted by Chapter 617, Florida Statutes, or a statute of similar import. The Association may, however, reimburse its Directors, Officers

and Members for expenses authorized and approved by the Board of Directors and incurred for and on behalf of the Association but shall not pay a salary to its Directors, Officers and Members for services rendered to the Association.

## **ARTICLE V** **MEMBERSHIP**

Every Owner, including the Declarant, so long as they own a Tract with Judd Creek Preserve, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Tract which is subject to Assessment by the Association, pursuant to the Declaration. Members' rights, powers, duties and privileges shall be as set forth in these Articles, the Bylaws, the Declaration and any amendment thereto.

## **ARTICLE VI** **VOTING**

For all matters for which the vote of the Members is required, each Member shall be entitled to vote in accordance with Section 4.02 of the Declaration.

## **ARTICLE VII** **ADDITIONS OF PROPERTIES AND MEMBERSHIP**

Declarant may, so long as it owns property in Judd Creek Preserve and in accordance with the Declaration, add land to the Property and increase the number of Members.

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

The initial Board of Directors shall consist of three (3) Directors appointed by Declarant. The names and addresses of the initial Directors are:

<u>Director</u>	<u>Address</u>
1. Craig A. Dearden	5789 Cape Harbour Drive Suite 201 Cape Coral, Florida 33914
2. Jane Kirkman	5789 Cape Harbour Drive Suite 201 Cape Coral, Florida 33914

3. Charlotte Ford

5789 Cape Harbour Drive  
Suite 201  
Cape Coral, Florida 33914

Until three (3) months after conveyance by Declarant to Members, other than the Declarant of ninety (90%) percent of the Tracts within the Property ("Turnover"), Declarant shall be entitled to elect all Members of the Board of Directors of the Judd Creek Preserve Association. After Turnover, Declarant shall be entitled to elect at least one (1) Member of the Board of Directors, so long as Declarant holds for sale in the ordinary course of business at least five (5%) percent of the Property. After Turnover, at least one (1) Director shall be selected from the Owners of a Commercial Tract, and at least one (1) Director shall be selected from the Owners of the Residential Tracts or Units.

The number of Directors may be either increased or decreased from time to time by the Bylaws but shall never be less than three (3) or more than five (5).

#### **ARTICLE IX** **OFFICERS**

The Board of Directors may elect Officers from among its Members. The Officers of the Association shall be the President, Vice President, a Secretary/Treasurer, and such other Officers and Assistant Officers as may be decided upon and elected by the Board of Directors. The same person may hold two or more offices. The term of each office shall be one (1) year or until their successors are elected or appointed as provided in the Bylaws. The initial Officers of the Association who are to serve until their successors are elected or appointed as provided in the Bylaws are as follows:

President Craig A. Dearden

Vice President Jane Kirkman

Secretary/Treasurer Charlotte Ford

#### **ARTICLE X** **INDEMNIFICATION OF DIRECTORS AND OFFICERS**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liability, including attorneys' fees reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of this being or having been a Director or Officer of the Association, whether or not he or she is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties;

provided that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or Officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the interest of the Association. 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.

#### **ARTICLE XI** **BYLAWS**

The Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws may be altered, amended or rescinded only in the manner provided for in the Bylaws. Such alteration, amendment or rescission of the Bylaws may not be adopted and shall not become effective without the prior written consent of Declarant for as long as it is a Member.

#### **ARTICLE XII** **TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED**

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or Officer of the Association is pecuniarily or otherwise interested in such contract or other transactions, or in any way connected with any person, firm, association, corporation or partnership which is pecuniarily or otherwise interested therein. Any Director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors of the Association for the purpose of authorizing such contract or transaction with like force and effect as if he or she were not so interested, or were not a Director, Member or Officer of such firm, association, corporation or partnership.

#### **ARTICLE XIII** **AMENDMENT**

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by Members holding seventy-five (75%) percent of the Voting Rights, subject to the following restrictions:

1. So long as Declarant is a Member, each amendment of these Articles must be first approved in writing by the Declarant.
2. No amendment of these Articles shall be effective which impairs or dilutes any right or title of a Member vested in it under a deed or other recorded instrument applicable to the Parcel owned by such Member unless made in accordance with provisions of such deed of instrument.
3. No amendment shall conflict with the Declaration.

**ARTICLE XIV**  
**TERMS OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE XV**  
**INCORPORATOR**

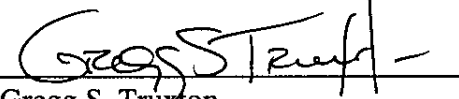
The name and address of the incorporator of JUDD CREEK PRESERVE COMMUNITY ASSOCIATION INC., is:

NAME	ADDRESS
Gregg S. Truxton	Bolaños Truxton, PA 12800 University Drive, Suite 350 Fort Myers, Florida 33907

**ARTICLE XVI**  
**REGISTERED AGENT AND REGISTERED OFFICE**

The initial registered agent for this corporation shall be Bolaños Truxton, P.A., and the registered office shall be located at 12800 University Drive, Suite 350, Fort Myers, Florida 33907. The Board of Directors shall have the right to designate subsequent resident agents without amending these Articles.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation, this 16<sup>th</sup> day of April, 2007.

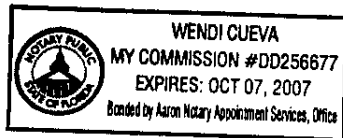
  
\_\_\_\_\_  
Gregg S. Truxton



STATE OF FLORIDA  
COUNTY OF LEE

The foregoing Articles of Incorporation of JUDD CREEK PRESERVE COMMUNITY ASSOCIATION INC., was acknowledged before me this 16<sup>th</sup> day of April, 2007, by Gregg S. Truxton, who is personally known to me, and who did not take an oath.

SEAL



Wendi Cueva  
Signature of Notary

\_\_\_\_\_  
Name of Notary Printed

\_\_\_\_\_  
Serial Number, Commission  
Number (if any) Printed

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

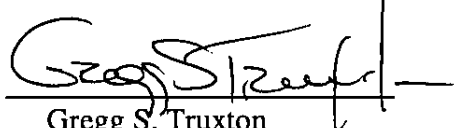
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that JUDD CREEK PRESERVE COMMUNITY ASSOCIATION INC., desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at Fort Myers, Lee County, State of Florida, has named Bolaños Truxton, PA, located at 12800 University Drive, Suite 350, Fort Myers, Florida 33907, as its agent to accept service of process within the State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above styled corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Bolaños Truxton, P.A.

By:   
Gregg S. Truxton

**FILED**  
2007 APR 17 AM 10:40  
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TALLAHASSEE, FLORIDA