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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRS
5/8

COVER LETTER

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

SUBJECT: The Plaza at Gladiolus Preserve Condominium Association, 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: Thomas M. Dryden, Esq.
Name (Printed or typed)

4755 Summerlin Rd., Unit 4
Address

Fort Myers, FL 33919
City, State & Zip

(239) 337-2001
Daytime Telephone number

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

ARTICLES OF INCORPORATION

THE PLAZA AT GLADIOLUS PRESERVE CONDOMINIUM ASSOCIATION, INC.

(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I.

The name of the corporation is **THE PLAZA AT GLADIOLUS PRESERVE CONDOMINIUM ASSOCIATION, INC.**

ARTICLE II.

The mailing address of this corporation is:

**2213 Andrea Lane, Unit 108
Fort Myers, FL 33912**

The principal place of business address of this corporation is:

**15301 Preserve Boulevard
Fort Myers, FL 33908**

ARTICLE III.

The purpose for which this corporation is organized is to act as the governing association of the proposed **THE PLAZA AT GLADIOLUS PRESERVE, a Commercial Condominium**, located in Fort Myers, Lee County, Florida (the "Condominium") according to the Declaration of Condominium to be recorded in Public Records of Lee County, Florida (the "Declaration").

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who holds title in fee simple to a condominium unit in the Condominium shall by virtue of such ownership be a member of the Corporation. Provided however, that transfer of membership shall be made only as a part of and incident to the transfer of ownership of a condominium unit. Change of membership in the Corporation shall be established by recording in the Public Records of Lee County, Florida, a Warranty Deed or other instrument establishing record title to a unit in the Condominium and the delivery of a copy of the recorded instrument to the Corporation within a reasonable time following such recordation. Such delivery is not required for initial conveyances by the developer of the Condominium. The owner designated by such instrument thereby becomes a member of the Corporation and the membership of the previous owner is thereby terminated.

ARTICLE V.

The Corporation shall exist perpetually.

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TALLAHASSEE, FLORIDA

ARTICLE VI.

The affairs of the Corporation are to be managed initially by a Board of three (3) Directors who will be appointed by the Developer of the Condominium as provided for in the By-Laws of the Corporation. Subsequent Boards shall be composed of no fewer than five (5) and no more than nine (9) Directors.

ARTICLE VII.

The number of persons constituting the first Board of Directors shall be three (3), and their names and addresses are as follows:

1. **Reed Wilson**, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912
2. **Cathi Wilson**, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912
3. **Dr. Britto Chinnappan**, 15301 Preserve Blvd., Unit 107, Fort Myers, Florida 33908

ARTICLE VIII.

The names of the Officers who are to serve until the first election or appointment under the Articles of Incorporation are:

President: Reed Wilson, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912

Vice President: Cathi Wilson, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912

Secretary: Cathi Wilson, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912

Treasurer: Reed Wilson, 2213 Andrea Lane, Unit 108, Fort Myers, Florida 33912

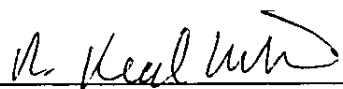
ARTICLE IX.

The name of the Registered Agent and place for service of process shall be:

**Reed Wilson
2213 Andrea Lane, Unit 108
Fort Myers, FL 33912**

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated Corporation, at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


BY: Reed Wilson, as Registered Agent

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SECRETARY OF STATE

ARTICLE X.

The name and residence of the Incorporator is as follows:

**Reed Wilson
2213 Andrea Lane, Unit 108
Fort Myers, FL 33912**

The rights and interest of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

ARTICLE XI.

After turnover, the By-Laws of the Corporation are to be made, altered, or rescinded by sixty-seven percent (67%) of the voting interest of the Corporation; prior to turnover, by a majority of the Directors alone.

ARTICLE XII.

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

After turnover, an amendment may be proposed by either the Board of Directors or by twenty-five percent (25%) of the voting interest and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed amendment; prior to turnover, by a majority of the Directors alone.

After turnover, the amendment must be approved by a vote of sixty-seven percent (67%) of the voting interest of the Corporation; prior to turnover, by the Directors alone.

ARTICLE XIII.

Each unit in the Condominium shall have a pro rata vote based upon each unit's total square footage as a percent in relation to the total square footage of all units combined.

ARTICLE XIV.

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.


ARTICLE XV.

The Corporation shall have all the powers permitted by law together with such additional specific power as are contained in the Declaration of Condominium and By-Laws.

ARTICLE XVI.

No part of the net earnings of the Corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of the Corporation property or through the rebate of the excess of membership dues, fees or assessments (if any).

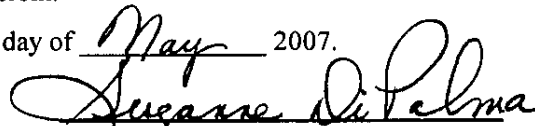
IN WITNESS WHEREOF, the undersigned incorporator has signed these Articles of
Incorporation on this 3 day of May 2007.


Reed Wilson
Incorporator and Registered Agent, who
is familiar with and accepts the
obligations of a Registered Agent under
Florida law

STATE OF FLORIDA
COUNTY OF LEE

Before me personally appeared **Reed Wilson** who is personally known to me to be the
person described or who has produced _____ driver's license as identification and
who executed the foregoing Articles of Incorporation and acknowledged to and before me that said
instrument was signed for the purposes expressed therein.

Witness my hand and official seal this 3 day of May 2007.


Notary Public

My commission expires: 2009

[SEAL]

