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Copperleaf at Sarasota National Neighborhood Associa

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Page: 2

H07000192546 3

ARTICLES OF INCORPORATION
FOR
COPPERLEAF AT SARASOTA NATIONAL NEIGHBORHOOD ASSOCIATION, INC.

H07000192546 3

H07000192546 3

TABLE OF CONTENTS
FOR
ARTICLES OF INCORPORATION
OF
COPPERLEAF AT SARASOTA NATIONAL NEIGHBORHOOD ASSOCIATION, INC.

	<u>PAGE NO.</u>
ARTICLE I.....	1
<u>NAME</u>	1
ARTICLE II	1
<u>DEFINITIONS</u>	1
ARTICLE III.....	1
<u>PURPOSE AND POWERS</u>	1
ARTICLE IV	2
<u>MEMBERSHIP</u>	2
ARTICLE V	3
<u>TERM</u>	3
ARTICLE VI.....	3
<u>BYLAWS</u>	3
ARTICLE VII.....	3
<u>DIRECTORS AND OFFICERS</u>	3
ARTICLE VIII	4
<u>AMENDMENTS</u>	4
<u>Proposal</u>	4
<u>Procedure</u>	4
<u>Vote Required</u>	4
<u>Effective Date</u>	4

H07000192546 3

ARTICLE IX4

INDEMNIFICATION.....4

ARTICLE X5

INCORPORATOR5

ARTICLE XI5

REGISTERED OFFICE AND REGISTERED AGENT.....5

H07000192546 3

ARTICLES OF INCORPORATION
COPPERLEAF AT SARASOTA NATIONAL NEIGHBORHOOD ASSOCIATION, INC.

Pursuant to Section 617.02011, Florida Statutes, the undersigned hereby executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation under the Florida Not-for-Profit Business Corporation Act.

ARTICLE I

NAME: The name of the corporation, herein called the "Neighborhood Association", is Copperleaf at Sarasota National Neighborhood Association, Inc., and its address is c/o Pulte Home Corporation, 9240 Estero Park Commons Boulevard, Estero, FL 33928.

ARTICLE II

DEFINITIONS: The definitions set forth in the Declaration of Covenants, Conditions and Restrictions for Copperleaf at Sarasota National and Section 720.301 of the Act shall apply to terms used in these Articles.

ARTICLE III

PURPOSE AND POWERS: The purpose for which the Neighborhood Association is organized is to provide a homeowners' association entity pursuant to Section 720.301 of the Act to act as a "homeowners' association" for the operation of Copperleaf at Sarasota National located in Sarasota County, Florida. The Neighborhood Association is organized and shall exist on 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 Neighborhood Association shall be distributed or inure to the private benefit of any member, Director or officer. For the accomplishment of its purposes, the Neighborhood Association shall have all of the common law and statutory powers and duties of a not-for-profit corporation and of a homeowners' association under the laws of the State of Florida, except as expressly limited or modified by the Copperleaf at Sarasota National Documents and it shall have all of the powers and duties reasonably necessary to fulfill its obligations pursuant to the Copperleaf at Sarasota National Documents as they may hereafter be amended, and including but not limited to the following:

(A) To make and collect assessments against members of the Neighborhood Association to defray the costs, expenses and losses of the Neighborhood Association, and to use the funds in the exercise of its powers and duties.

(B) To protect, maintain, repair, replace and operate the Neighborhood Common Area.

(C) To purchase insurance for the protection of the Neighborhood Association and its members.

(D) To repair and reconstruct improvements after casualty, and to make further improvements of the Neighborhood Association property.

(E) To make, amend and enforce reasonable rules and regulations as set forth in the Declaration.

(F) To approve or disapprove the transfer, leasing and occupancy of Parcels as provided in the Declaration.

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H07000192546 3

(G) To enforce the provisions of the laws of the State of Florida that are applicable to Copperleaf at Sarasota National and the Copperleaf at Sarasota National Documents.

(H) To contract for the management and maintenance of the Neighborhood Common Area, and any property or easements and related improvements that are dedicated to the Neighborhood Association by plat, or separate instrument, including any agreement or easement which imposes maintenance obligations on the Neighborhood Association, and to delegate any powers and duties of the Neighborhood Association in connection therewith except such as are specifically required by law or by the Declaration to be exercised by the Board of Directors or the membership of the Neighborhood Association.

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

(J) To borrow money as necessary to perform its other functions hereunder.

(K) To grant, modify or move any easement.

(L) To acquire, own, lease and dispose of any real and personal property.

(M) To sue and be sued.

All funds and the title to all property acquired by the Neighborhood Association shall be held for the benefit of the members in accordance with the provisions of the Copperleaf at Sarasota National Documents. In the event of termination, dissolution or final liquidation of the Neighborhood Association, the responsibility for the operation and maintenance of Copperleaf at Sarasota National, including any property or easements and related improvements that are dedicated to the Neighborhood Association by plat, or separate instrument, including any agreement or easement which imposes maintenance obligations on the Neighborhood Association, shall be transferred to and accepted by an entity that is acceptable to any applicable governmental authorities, prior to such termination, dissolution or liquidation. Annexation of additional properties, mergers and consolidations, mortgaging of Neighborhood Common Area and dissolution of the Neighborhood Association requires prior written approval of the Department of Housing and Urban Development and the Veterans Administration ("HUD/VA") prior to transition of control of the Board of Directors of the Neighborhood Association from Copperleaf at Sarasota National Developer to Owners other than Copperleaf at Sarasota National Developer.

ARTICLE IV

MEMBERSHIP:

(A) The members of the Neighborhood Association shall be the record owners of a fee simple interest in one or more Parcels. Class "A" Members of the Neighborhood Association are all owners other than Copperleaf at Sarasota National Developer. The Class "B" Member is Copperleaf at Sarasota National Developer as further provided in the Bylaws.

(B) The share of a Member in the funds and assets of the Neighborhood Association cannot be assigned or transferred in any manner except as an appurtenance to his Parcel.

(C) Except as otherwise provided in the Declaration and Bylaws with respect to the Class "B" Member, the owners of each Parcel, collectively, shall be entitled to one vote in Neighborhood Association matters. The manner of exercising voting rights shall be as set forth in the Bylaws.

H07000192546 3

ARTICLE V

TERM: The term of the Neighborhood Association shall be perpetual.

ARTICLE VI

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

ARTICLE VII

DIRECTORS AND OFFICERS:

(A) The affairs of the Neighborhood Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.

(B) Directors of the Neighborhood Association shall initially be appointed by and shall serve at the pleasure of Copperleaf at Sarasota National Developer, and following transition from Copperleaf at Sarasota National Developer control of the Board of Directors shall be elected by the Class "A" 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 Neighborhood 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 Neighborhood Association, and they shall serve at the pleasure of the Board. The initial Directors are as follows:

<u>Name</u>	<u>Address</u>
Edwin D. Stackhouse	c/o Pulte Home Corporation 9240 Estero Park Commons Boulevard Estero, Florida 33928
Laura Ray	c/o Pulte Home Corporation 9240 Estero Park Commons Boulevard Estero, Florida 33928
Richard McCormick	c/o Pulte Home Corporation 9240 Estero Park Commons Boulevard Estero, Florida 33928

The initial Officers are as follows: Edwin D. Stackhouse- President; Richard McCormick- Vice President; and Laura Ray- Secretary/Treasurer.

H07000192546 3

ARTICLE VIII

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 (1/4) of the voting interests of the Neighborhood Association.

(B) Procedure. Upon any amendment to these Articles being proposed by said Board or members, such proposed amendment shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

(C) Vote Required. Prior to transition of control of the Board of Directors of the Neighborhood Association from Copperleaf at Sarasota National Developer, amendments shall be adopted by the Board of Directors. Subsequent to transition of control of the Board of Directors of the Neighborhood Association, a proposed amendment shall be adopted if it is approved by at least two-thirds (2/3) of the voting interests of the Neighborhood Association, at any annual or special meeting called for that purpose. As long as Copperleaf at Sarasota National Developer owns a Parcel, an amendment to these Articles of Incorporation shall not be effective without the prior written consent of Copperleaf at Sarasota National Developer, which consent may be denied in Copperleaf at Sarasota National Developer's discretion, provided, further, that regardless of whether Copperleaf at Sarasota National Developer owns a Parcel, no amendment shall be effective if it affects Copperleaf at Sarasota National Developer's rights or alters any provision made for Copperleaf at Sarasota National Developer's benefit. Amendment of these Articles requires prior written approval of HUD/VA prior to transition of control of the Board of Directors of the Neighborhood Association from Copperleaf at Sarasota National Developer.

(D) Effective Date. An amendment shall become effective upon filing with the Florida Department of State and recording a Certificate of Amendment in the Public Records of Sarasota County, Florida, with the formalities required for the execution of a deed.

ARTICLE IX

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Neighborhood Association shall indemnify and hold harmless every Director and every officer of the Neighborhood Association against all expenses and liabilities, including attorney 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 Neighborhood Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interests of the Neighborhood Association, in a proceeding by or in the right of the Neighborhood Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or officer derived an improper personal benefit.

H07000192546 3

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

ARTICLE X

INCORPORATOR: The name and address of the Incorporator is as follows:

Laura Ray
c/o Pulte Home Corporation
9240 Estero Park Commons Boulevard
Estero, Florida 33928

ARTICLE XI

REGISTERED OFFICE AND REGISTERED AGENT: The name and address of the Registered Agent and the address of the Registered Office is:

Laura Ray
c/o Pulte Home Corporation
9240 Estero Park Commons Boulevard
Estero, Florida 33928

IN WITNESS WHEREOF, the undersigned, for the purpose of forming a not-for-profit corporation to do business in the State of Florida, under the law of Florida, makes and files these Articles of Incorporation, hereby declares and certifies the facts herein stated are true and hereunto set my hand this 30th day of July, 2007.


Laura Ray, Incorporator

H07000192546 3

H07000192546 3

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE


Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

COPPERLEAF AT SARASOTA NATIONAL NEIGHBORHOOD ASSOCIATION, INC.

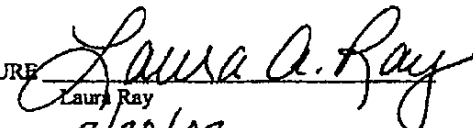
2. The name and address of the registered agent and office is:

Laura Ray
c/o Pulte Home Corporation
9240 Estero Park Commons Boulevard
Estero, Florida 33928


Laura Ray, Secretary/Treasurer
DATE 7/30/07

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HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE 
Laura Ray
DATE 7/30/07

H07000192546 3