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08 JUL 14 PM 4:32

JP 7/14/08

**COVER LETTER**

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

08 JUL 14 PM 4:32

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

**SUBJECT:** Turtle Creek Master Property Owners 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: Jane L. Cornett, Esq.  
Name (Printed or typed)

401 E Osceola Street  
Address

Stuart, Florida 34994  
City, State & Zip

(772) 286-2990  
Daytime Telephone number

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



RECEIVED

06 JUL 14 AM 9:00

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 20, 2008

JANE L. CORNETT, ESQ.  
401 E OSCEOLA STREET  
STUART, FL 34994

SUBJECT: TURTLE CREEK MASTER PROPERTY OWNERS ASSOCIATION,  
INC.  
Ref. Number: W08000024881

We have received your document for TURTLE CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal street address and/or a mailing address in the document. A post office box is not acceptable for the principal address.

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 308A00031812

06 JUL 14 PM 4:33

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION  
OF  
TURTLE CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC.

(A Florida Corporation Not for Profit)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 JUL 14 PM 4:33

The undersigned hereby establish the following for the purpose of forming a corporation not for profit under the laws of the State of Florida, pursuant to Florida Statutes, Chapter 617, and hereby certify as follows:

I

NAME OF CORPORATION

The name of this Corporation shall be "TURTLE CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC." (hereinafter referred to as the "Association"). The Association's principal address is 10410 SE Terrapin Place, Tequesta, Florida 33469.

II

PURPOSE

The purpose of the Association shall be to exercise all powers and discharge all duties and obligations assigned to it by the Bylaws, these Articles and any agreements between and among its members for the provision of entry control to the Turtle Creek Community, security programs, landscape maintenance and such other services as may be in the best interest of the member communities as identified in Article IV.

III

POWERS

The Association shall have all of the common law and statutory powers of a corporation not for profit which are reasonably necessary to implement the purposes of the Association, including but not limited to provision of a security program and maintenance of landscaping for the benefit of residents of the member communities.

IV

MEMBERSHIP & VOTING

The qualifications of members of the Association ("Members"), the manner of their admission to membership and voting by Members shall be as follows:

Membership shall be open to the following entities:

Turtle Creek Village Property Owners Association, Inc.  
Turtle Creek No. 1 Association, Inc.

Turtle Creek East Owners Association, Inc.  
Hunt Club, Inc.  
Turtle Creek Club, Inc.

Voting shall be exercised by the directors. Each member association shall be entitled to one (1) representative for each 50 residences within the member community. The ability to vote may be conditioned on a member being in good standing as to any assessment or other payment obligation.

V

TERM

The term for which the Association is to exist shall be perpetual.

VI

SUBSCRIBER

The name and post office address of the subscribers to these Articles of Incorporation are as follows:

ROBERT C. SHAMBELAN	86 Turtle Creek Drive Tequesta, Florida 33469
GEORGE F. KANE	19101 SE Sea Turtle Court, Unit B101 Tequesta, Florida 33469
FRANK RINALDI	10411 SE Terrapin Place Tequesta, Florida 33469

VII

DIRECTORS

1. The affairs of the Association shall be directed by a Board of Directors. The number of Directors on the first Board of Directors shall be three (3) and at no time shall there be less than three (3) Directors or more than thirteen (13) on the Board of Directors. Directors shall be elected as provided in the Bylaws.

2. The names and addresses of the persons who are to serve as the first Board of Directors are as follows:

ROBERT C. SHAMBELAN	86 Turtle Creek Drive Tequesta, Florida 33469
GEORGE F. KANE	19101 SE Sea Turtle Court, Unit B101 Tequesta, Florida 33469

FRANK RINALDI

10411 SE Terrapin Place  
Tequesta, Florida 33469

VIII

OFFICERS

The affairs of the Association shall be managed by a President, Vice President, Secretary, Treasurer and such other officers as may be authorized by the Board of Directors. Said officers shall be elected annually by the Board of Directors as provided in the Bylaws.

IX

INDEMNIFICATION

Every Director, officer and committee member of the Association (and the Directors, officers and committee members as a group) shall be indemnified by the Association against all expenses and liabilities, including counsel fees (at trial and appellate levels) reasonably incurred by or imposed upon him or them in connection with any proceeding or litigation or settlement in which he may become involved by reason of his being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board of Directors approves such settlement and authorizes reimbursement for the costs and expenses of the settlement as in the best interest of the Association, and in instances where a Director or officer admits or is adjudged guilty of gross misfeasance or gross malfeasance in the performance of his duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer may be entitled whether by statute or common law.

X

BYLAWS

The Bylaws of the Association shall be adopted by the first Board of Directors, and thereafter may be altered, amended or rescinded by the affirmative vote of not less than a majority of the total votes of all Members cast at a regular or special meeting of the Membership and the affirmative approval of a majority of the Board of Directors.

XI

AMENDMENTS

These Articles of Incorporation may be amended at any meeting of the Members by the affirmative vote of two-thirds (2/3) of the total votes of all Members.

Robert C. Shambelan  
Robert C. Shambelan

George F. Kane  
George F. Kane

Frank Rinaldi

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 9 day of MAY, 2008 by Robert C. Shambelan [ ☒ ] who is personally known to me or [ ☐ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Fred J. Loftus  
Notary Public  
Commission Stamp/Seal:

Notary Seal

STATE OF Florida  
COUNTY OF Martin

NOTARY PUBLIC - STATE OF FLORIDA  
**Fred J. Loftus**  
Commission # DD618427  
Expires: NOV. 29, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

The foregoing instrument was acknowledged before me this 9 day of MAY, 2008 by George F. Kane [ ☒ ] who is personally known to me or [ ☐ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Fred J. Loftus  
Notary Public  
Commission Stamp/Seal:

Notary Seal

STATE OF Florida  
COUNTY OF Martin

NOTARY PUBLIC - STATE OF FLORIDA  
**Fred J. Loftus**  
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Fred J. Loftus  
Notary Public  
Commission Stamp/Seal:

Notary Seal

NOTARY PUBLIC - STATE OF FLORIDA  
**Fred J. Loftus**  
Commission # DD618427  
Expires: NOV. 29, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

XII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation shall be 401 E Osceola Street, First Floor, Stuart, Florida 34994.

The name and address of the initial registered agent of this Corporation is Jane L. Cornett, Esq., Cornett, Gooze, & Associates, P.A., 401 E Osceola Street, First Floor, Stuart, Florida 34994.

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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

  
Signature of Registered Agent

Date

5-14-08

Jane L. Cornett, Esq.  
Cornett, Gooze & Associates, P.A.  
401 E Osceola Street  
First Floor  
Stuart, Florida 34994

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