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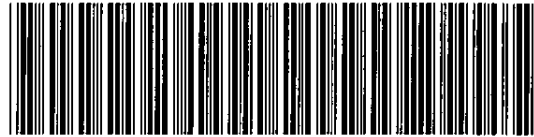
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

10/14

**ARTICLES OF INCORPORATION  
OF  
BONITA GRANDE COMMERCIAL CONDOMINIUM  
OWNERS' ASSOCIATION, INC.**

**FILED**  
08 OCT 14 PM 4:49  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, The Vetter Company, a Florida corporation, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation for Bonita Grande Commercial Condominium Owners' Association, Inc., a Florida not-for-profit corporation (the "Association").

**PREAMBLE**

The Vetter Company, a Florida corporation, (hereinafter referred to as "Developer"), owns certain property in Lee County, Florida (the "Property"), and intends to execute and record a Declaration of Condominium, Covenants and Restrictions (the "Declaration") which will affect the Property. The Association is being formed to administer the Declaration, and to perform the duties and exercise the powers pursuant to the Declaration, as and when the Declaration is recorded in the Public Records of Lee County, Florida, with these Articles of Incorporation attached as an exhibit. All of the definitions contained in the Declaration shall apply to these Articles of Incorporation, and to the Bylaws of the Association.

**ARTICLE 1 – NAME AND ADDRESS**

The name of the corporation is Bonita Grande Commercial Condominium Owners' Association, Inc. The address of the principal office of the Association and the mailing address of the Association is: 6220 Taylor Road, Suite 103, Naples, Florida 34109.

**ARTICLE 2 – PURPOSE**

The purposes for which the Association is organized are to operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes; to enforce and exercise the duties of the Association as provided in the Declaration; and to promote health, safety, welfare, comfort and social and economic benefit for the members of the Association.

**ARTICLE 3 – POWERS AND DUTIES**

The Association shall have all of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida, and shall have the powers and duties to administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the Declaration, including but not limited to, the following:

1. To own, purchase, sell, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair or replace real and personal property.

2. To make and collect Assessments against Unit Owners within the Property to defray the costs, expenses and losses incurred or to be incurred by the Association, and to use the proceeds thereof in the exercise of the Association's powers and duties.
3. To enforce the provisions of the Declaration, these Articles, and the Bylaws.
4. To make, establish and enforce reasonable rules and regulations governing the use of Common Areas, Limited Common Areas, Units and other property under the jurisdiction of the Association.
5. To grant and modify easements, and to dedicate property owned by the Association to any public or quasi-public agency, authority or utility company for public, utility, drainage and cable television purposes.
6. To borrow money for the purposes of carrying out the powers and duties of the Association.
7. To exercise control over exterior alterations, additions, improvements, or changes in accordance with the terms of the Declaration.
8. To obtain insurance as provided by the Declaration.
9. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the Association and for proper operation of the properties for which the Association is responsible, or to contract with others for the performance of such obligations, services and duties.
10. To sue and be sued.

#### **ARTICLE 4 – MEMBERS**

The members of the Association shall be all of the record owners of Units within Bonita Grande Commercial Condominium and the owners of property hereafter submitted to the Association. Membership shall be established as to each Unit upon the recording of the Declaration. Upon the transfer of ownership of fee title to, or fee interest in, a Unit whether by conveyance, devise, judicial decree, foreclosure, or otherwise, and upon the recordation amongst the public records in the county in which the Property is located of the deed or other instrument establishing the acquisition and designating the Lot affected thereby, the new Owner designated in such deed or other instrument shall thereupon become a member of the Association, and the membership of the prior Owner as to the Unit designated shall be terminated, provided, however, that the Association shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true and correct copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the Unit. Prior to recording of the Declaration, the incorporator shall be the sole member of the Association.

#### **ARTICLE 5 – TERM OF EXISTENCE**

The Association shall have perpetual existence.

#### **ARTICLE 6 – DIRECTORS**

The property, business and affairs of the Association shall be managed by a Board which shall consist of not less than three (3) directors, and which shall always be an odd number. The Bylaws may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the Board shall consist of three (3) directors. Directors shall be members of the Association or principals of an entity that is a member.

All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject to approval by the members only when specifically required.

The Developer shall have the right to appoint a majority of the Directors until the earlier of:

1. Developer has conveyed a majority in interest of the Units owned by Developer as of the recordation of the Plat within the Property; or holds no Units for sale in the ordinary course of business.
2. Five (5) years after the recordation of the Plat.

Thereafter, such Directors shall be elected by the members as provided in the Bylaws. Developer may waive its right to elect one or more directors by written notice to the Association.

Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws, however, any director appointed by the Developer may only be removed by the Developer, and any vacancy on the Board shall be appointed by the Developer if, at the time such vacancy is not filled, the Developer is entitled to appoint the directors. Notwithstanding the foregoing, the Developer shall be entitled to one member to the Board of Directors until the earlier of:

1. The Developer has conveyed its Units as of the recordation of the Plat within the Property; or holds no Units for sale in the ordinary course of business.
2. Five (5) years after the recordation of the Plat.

The names and addresses of the directors, who shall hold office until their successors are appointed or elected, are as follows:

	<b><u>Name</u></b>	<b><u>Address</u></b>
1.	Richard Vetter	6220 Taylor Road, Suite 103 Naples, Florida 34109
2.	Peter Shoup	6220 Taylor Road, Suite 103 Naples, Florida 34109
3.	Frank Rubinelli	6220 Taylor Road, Suite 103 Naples, Florida 34109

#### **ARTICLE 7 – OFFICERS**

The officers of the Association shall be a president, vice president, secretary, treasurer and such other officers as the Board may from time to time by resolution create. The officers shall serve at the pleasure of the Board, and the Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the Board are as follows:

Richard Vetter	President and Secretary
Frank Rubinelli	Vice President
Peter Shoup	Treasurer

#### **ARTICLE 8 – INDEMNIFICATION**

The Association shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or contemplated action, suite or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe this conduct was unlawful; except, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duties to the Association unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnify for such expenses which the court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to hereinabove, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized herein.

The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any Bylaw, agreement, vote of members or otherwise, and as to action taken in an official capacity while holding office, shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was service at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provision of this Article.

#### **ARTICLE 9 – AMENDMENTS**

Amendments to these Articles shall be proposed and adopted in the following manner:

1. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.
2. Twenty-Five Percent (25%) of the voting interest may propose a resolution setting forth the proposed amendment and requesting that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.
3. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the Bylaws for the giving of notice of a meeting of the members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
4. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the Association.

5. Any number of amendments may be submitted to the members voted upon by them at any one meeting.

6. If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though the above requirements have been satisfied.

7. No amendment shall make any changes in the qualifications for membership nor in voting rights of members without approval by all of the members and the joinder of all Institutional Lenders holding mortgages upon the Units. No amendment shall be made that is in conflict with the rights of the Developer as set forth in the Declaration. Prior to the closing of the sale of all Units within the Property, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to the Developer, unless the Developer shall join in the execution of the amendment, including, but not limited to, any right of the Developer to appoint directors pursuant to these Articles.

8. No amendment to these Articles shall be made which discriminates against any Owner, or affects less than all of the Owners within the Property, without the written approval of all of the Owners so discriminated against or affected.

9. Upon the approval of an amendment to these Articles, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the Property is located.

#### **ARTICLE 10 – DISSOLUTION**

In the event of dissolution or a final liquidation of the Association, the assets, both real and personal, of the Association, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those to which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any members vested in him under the recorded Declaration unless made in accordance with the provision of such Declaration.

#### **ARTICLE 11 – INCORPORATORS**

The name and address of the incorporators are:

The Vetter Company  
c/o Richard Vetter  
6220 Taylor Road, Suite 103  
Naples, FL 34104

**ARTICLE 12 – REGISTERED OFFICE AND NAME OF REGISTERED AGENT**

The registered office of the Association shall be: 6220 Taylor Road, Suite 103  
Naples, Florida 34109 The registered agent of the Association at that address is The Vetter  
Company

6th WHEREFORE, the officers and the registered agent have executed these Articles on this  
day of October, 2008.

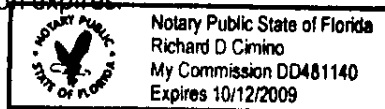
The Vetter Company, a Florida corporation

By: [Signature]  
Richard Vetter, President

STATE OF FLORIDA  
COUNTY OF COLLIER

SWORN TO AND SUBSCRIBED before me this 6th day of October, 2008 by Richard  
Vetter, who is [ ☒ ] personally known to me, or who [ ] produced as identification,

[Signature]  
Notary Public  
Commission expires:



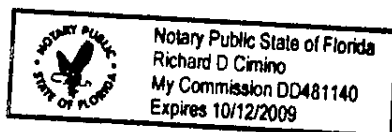
By executing these Articles, the undersigned Registered Agent accepts the appointment  
as registered agent and states that the undersigned is familiar with, and accepts, the obligations  
of that position.

The Vetter Company, a Florida corporation

By: [Signature]  
Richard Vetter, President

STATE OF FLORIDA  
COUNTY OF COLLIER

SWORN TO AND SUBSCRIBED before me this 6th day of October, 2008 by Richard  
Vetter, as President of The Vetter Company, who is  
[ ☒ ] personally known to me, or who [ ] produced as identification,



[Signature]  
Notary Public  
Commission expires:

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COLLIER COUNTY, FLORIDA