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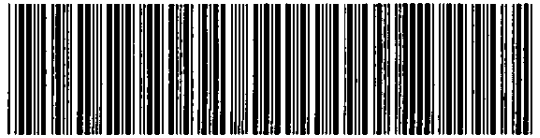
(Business Entity Name)

(Document Number)

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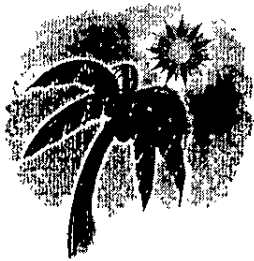
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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***Bonita Sales llc, 3803 Woodlake Dr, Bonita Springs, FL 34134***

July 9, 2009

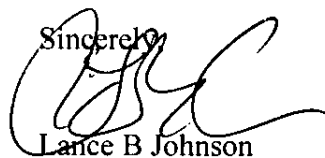
Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**SUBJECT: BB COMMUNITY ASSOCIATION INC.**

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for \$78.95 for the Filing Fee and a Status and Certificate.  
Status & Certificate

Please return to:                      Lance B. Johnson  
   1944 Epping Road  
   Gates Mills, OH 44040

Tel: 216-225-3457; email: [LBJATTI@gmail.com](mailto:LBJATTI@gmail.com)

Sincerely,  
  
Lance B Johnson

**ARTICLES OF INCORPORATION  
OF  
BB COMMUNITY ASSOCIATION, INC.**

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not for profit pursuant to the Florida Not For Profit Corporation Act, as particularly set forth in Chapter 617 of the Florida Statutes.

***ARTICLE I – NAME***

The name of this corporation is **BB Community Association, Inc.**

***ARTICLE II – TERM OF EXISTENCE***

This corporation shall have perpetual existence.

***ARTICLE III – ADDRESS***

The principal office and mailing address of this corporation shall initially be located at 3803 Woodlake Drive, Bonita Springs, FL 34134, and subsequently at such other location as shall be determined by the Board of Directors.

***ARTICLE IV – PURPOSE***

The purposes for which this corporation is organized shall include: to receive control of the Bonita Bay Community Association ("Community Association") formed in 1985 by the Declarant, Bonita Bay Properties, Inc., by the filing of the original Bonita Bay Declaration, dated April 3, 1985, recorded in the Official Record Book 1778, at pages 3516-3549 in the records of Lee County, Florida; to take such actions as are necessary and appropriate to obtain such control from the Declarant; to provide qualified individuals to fill any vacant Board seats of the Community Association; and to consider and act upon all other issues as may be appropriate to the security, safety, health, well being and enjoyment of the residents of Bonita Bay.

These purposes are intended to be consistent with those of the Community Association and its recreational and other common facilities as a corporation not for profit under the laws of Florida, for pleasure, recreation and other nonprofitable purposes within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1986, as amended (the "Code"), or the corresponding provision of any future United States Internal Revenue law.

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This corporation will not have or issue shares of stock. No part of the net earnings of this corporation shall inure to the benefit of an incorporator, member, director or officer of this corporation, or any private individual, except that this corporation is authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Article IV; no substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation; and no activity of this corporation shall consist of participating in, or intervening in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any of the provisions of these Articles, this corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from Federal income tax under Sections 501(a) and 501(c)(7) of the Code and the Treasury Regulations promulgated thereunder as they now exist or as they may hereafter be amended.

#### ***ARTICLE V – MEMBERSHIP AND BOARD OF DIRECTORS***

This corporation shall have members. The only requirement of membership is being the title owner of a residence within the community of Bonita Bay, Bonita Springs, Florida (hereafter “Member”). The incorporator hereby appoints the following individuals as the initial directors of this corporation:

Term ending 2010

Roger Brunswick  
Frederick Chippendale  
Robert Murphy

Term ending 2011

Phillip Otero  
Paul Ramsey  
Larry Sklar

Term ending 2012

Carol Markey  
Bruce Mohl  
Larry Russell

The initial President of this corporation shall be Carol Markey.

Directors shall be elected by a majority of the vote of Members voting in any election at which a quorum is present either in person or through a proxy. A quorum shall be a majority of the Members. At least annually, the President shall appoint a nominating committee of four Directors, who shall solicit nominations from the Members. The

Nominating Committee's deliberations shall be confidential and within 30 days after their appointment shall recommend up to 12 nominees who shall stand for general election for any board seats vacant due to terms ending or resignation or other cause.

The Directors shall conduct an election within 60 days after the 12 nominees are recommended and qualified. The method of voting shall be determined by the Board and electronic voting shall be permitted.

Within one year after the Class A members obtain control of the Community Association from the Declarant, the Directors shall call of the general election of directors of the Community Association in accordance with the Declaration as amended. The Directors may retain such professional advisors as they, by majority vote, deem necessary or appropriate to advise this corporation regarding the receipt of control from the Declarant. The Directors, by majority vote, may at any time decide to discontinue this corporation's efforts to obtain control of the Community Association and may at that time authorize the dissolution and liquidation of this corporation.

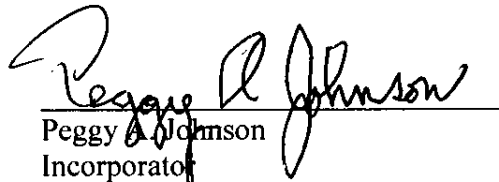
#### ***ARTICLE VI – REGISTERED AGENT***

The registered office of this corporation is at 3803 Woodlake Drive, Bonita Springs, FL 34134. The registered agent at that address is Lance B. Johnson.

#### ***ARTICLE VII – INCORPORATOR***

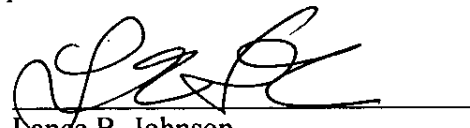
The name and street address of the incorporator is Peggy A. Johnson, 3803 Woodlake Drive, Bonita Springs, FL 34134

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 9<sup>th</sup> day of July, 2009.

  
Peggy A. Johnson  
Incorporator

#### **ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named to accept service of process for this corporation, at the place designated in the certificate, I hereby accept the appointment and agree to act in this capacity and to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.

  
Lance B. Johnson  
Registered Agent

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