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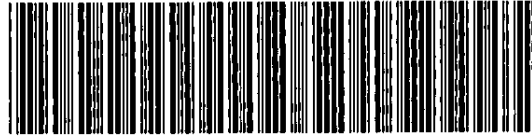
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OCT - 3 2013

J. BRYAN

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Salerno Homeowners' Association, Inc.

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10/02/13

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- ☒ Art of Inc. File \_\_\_\_\_
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- \_\_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_\_\_ Cert. Copy \_\_\_\_\_
- ☒ Photo Copy \_\_\_\_\_
- \_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 2, 2013

CAPITAL CONNECTION, INC.

SUBJECT: SALERNO HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: W13000054556

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We have received your document for SALERNO HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

The registered agent must sign accepting the designation.

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) 245-6052.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 113A00023058

## **ARTICLES OF INCORPORATION**

**For The**

### **SALERNO HOMEOWNERS' ASSOCIATION, INC.**

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The undersigned submits these articles for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statutes, and certifies as follows:

#### **ARTICLE I Corporate Name**

The name of the corporation is Salerno Homeowners' Association, Inc., ("Association").

#### **ARTICLE II Address**

The initial mailing address of the Association shall be 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The principal office of the Association shall be located at the mailing address or at such other place as may be subsequently designated by the Board of Directors of the Association.

#### **ARTICLE III Purpose and Powers of the Association**

This Association does not contemplate pecuniary gain or profit to the Members (as defined in the Declaration) and shall make no distribution of income to its Members, directors or officers. The specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the residential lots, common areas and improvements (as defined in the Declaration of Covenants, Conditions and Restrictions for Salerno, ("Declaration")) according to the provisions of the Declaration and to promote the health, safety and welfare of the residents within the Salerno Neighborhood and any additional property that may be brought within the jurisdiction of the Association for this purpose.

The Association shall have the following powers:

- (a) To exercise all of the common law and statutory powers of a corporation not-for-profit organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles or the Bylaws of the Association.
- (b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration

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applicable to the property and recorded or to be recorded in the Public Records of Lee County, Florida and as the same may be amended from time to time. The Declaration is incorporated in its entirety into these articles by reference.

- (c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection with the Declaration and all other expenses incident to the conduct of the business of the Association, included, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (d) To maintain, repair and operate the property of the Association;
- (e) To purchase property insurance upon the property and improvements of the Association and liability insurance for the protection of the Association and its Members or Lot Owners (as defined in the Declaration);
- (f) To construct improvements, reconstruct improvements after casualty and make further improvements upon the property;
- (g) To enforce by legal means the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and the rules and regulations adopted pursuant to them;
- (h) To employ personnel to perform the services required for proper operation of the Association; and
- (i) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

#### **ARTICLE IV**

##### **Membership**

Section 1. Membership Generally: No person except an Owner or a Declarant, as such terms are defined in the Declaration, is entitled to membership in the Association; and all Owners and Declarant regardless of whether a Declarant is also an Owner; shall be either Class A or Class B Members of the Association, as provided in this Article.

Section 2. Class A Membership: Until termination of Class B membership, as provided in Section 3 of this Article, every Owner who holds record title to a Lot that is subject to assessment under the Declaration, except Declarant, shall be a Class A Member of the Association. Each Class A membership shall be appurtenant to a Lot and shall be transferred automatically by a conveyance of record title to such Lot. An Owner

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of more than one Lot is entitled to one Class A membership for each Lot to which such Owner holds record title. If more than one person holds an interest in any Lot, all such persons shall be Members; provided however, that only one vote shall be cast with respect to any one Lot. No person other than an Owner may be a Class A Member of the Association, and a Class A membership may not be transferred except by a transfer of record title to the Lot to which it is appurtenant.

Section 3. Class B Membership: The Declarant shall be a Class B Member of the Association. The Class B membership shall terminate and be converted to a Class A membership upon the happening of either of the following, whichever occurs first:

- (a) The total votes outstanding in Class A membership equals one hundred percent (100%) of the total votes outstanding of Class A and Class B membership combined; or
- (b) At Turnover, as defined in the Declaration.

Upon termination of Class B membership, all provision of the Declaration, Articles, or Bylaws referring to Class B membership shall be without further force or effect.

#### ARTICLE V Voting Rights

Section 1. Class A Voting: All Class A Members shall be entitled to one (1) vote for each Lot owned. If more than one (1) person holds record title to a Lot, there shall be only one vote cast with respect to such Lot, exercised as the Owners of the Lot determine among themselves.

Section 2. Class B Voting: The Class B Member shall be entitled to one (1) vote for each Lot owned. In addition, until such time as the Class B membership is converted to Class A membership, the Class B membership shall have a right of veto on all issues coming before the membership for a vote.

#### ARTICLE VI Board of Directors

The affairs of the Association shall be managed and governed by a Board of Directors consisting of at least three (3) Directors, who need not be Members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
1. Rich Pomeroy	10801 Corkscrew Road, Suite 305 Estero, Florida 33928

2. Stephenie Sutton 10801 Corkscrew Road, Suite 305  
Estero, Florida 33928
3. Lori Sharp 10801 Corkscrew Road, Suite 305  
Estero, Florida 33928

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#### **ARTICLE VII Officers**

The affairs of the Association shall be administered by a President, a Vice-President, a Secretary and a Treasurer and such other Officers as may be designated from time to time by the Directors. The Officers shall be elected or designated by the Board of Directors at its first meeting following the annual meeting of the Members of the Association. The names and addresses of the Officers who shall serve until their successors are elected or designated by the Board of Directors are as follows:

1. President: Rich Pomeroy  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928
2. Vice President: Stephenie Sutton  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928
3. Secretary/Treasurer Lori Sharp  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928

#### **ARTICLE VIII Indemnification**

Every Director and every Officer of the Association, and every Member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including reasonable attorney fees and costs, reasonably incurred by or imposed upon such person in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer of the Association, or by reason of his having served the Association at its request, whether or not he is a Director or Officer or Member serving the Association at the time such expenses or liabilities are incurred except when the Director, Officer or Member serving the Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement before entry of judgment, indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other

rights to which such Director, Officer or Member serving the Association may be entitled.

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#### **ARTICLE IX Bylaws**

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded, at a regular or special meeting of the Members, by an affirmative vote of a majority of all the Members present in person or by proxy.

#### **ARTICLE X Declaration**

The Association may be dissolved upon written assent signed by Members holding not less than one hundred percent (100%) of the total number of votes of each class of Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or organization to be devoted to such similar purposes.

#### **ARTICLE XI Term**

The term of the Association shall be perpetual.

#### **ARTICLE XII Amendments**

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

Section 1: Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

Section 2: Vote: A resolution for the adoption of an amendment may be proposed by either the Board of Directors or by the Members of the Association. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such resolutions must be adopted by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.



Section 3: Limit on Amendments: No amendment shall make any changes in the qualifications for membership, or in the voting rights of Members, without approval in writing by all Members.

Section 4: Certification: A copy of each amendment shall be certified by the Secretary of the State.

**ARTICLE XIII**  
**General**

Unless otherwise defined in these Articles of Incorporation, defined terms contained in these Articles, as indicated by initial capitalization, shall have the meaning ascribed to them in the Declaration and Bylaws. Any conflict between these Articles and the Bylaws shall be governed by such Bylaws.

**ARTICLE XIV**  
**Incorporator**

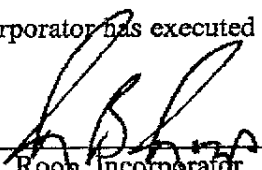
The name and address of the incorporator of these Articles of Incorporation is as follows:

Robert B. Roop, Executive Vice President  
Miromar Development Corporation  
10801 Corkscrew Road  
Suite 305  
Estero, Florida 33928

**ARTICLE XV**  
**Registered Office and Agent**

The street address of the initial registered office of the corporation is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, and the name of the initial registered agent of the corporation at that address is Mark W. Geschwendt.

The Incorporator has executed these Articles of Incorporation on the 23<sup>rd</sup> day of October, 2013.

  
\_\_\_\_\_  
Robert B. Roop, Incorporator

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me, this 2<sup>nd</sup> day of October, 2013, by Robert B. Roop, Incorporator of the Salerno Homeowners' Association, Inc.



PATRICIA A. DESTEFANO  
MY COMMISSION # EE 114516  
EXPIRES: August 6, 2015  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
NOTARY PUBLIC

**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Pursuant to §48.091 and §607.0501, Florida Statutes, the following is submitted:

SALERNO HOMEOWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida with its registered office as indicated in the Articles of Incorporation at 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, names Mark W. Geschwendt as its Registered Agent to accept process within the State of Florida.

As registered agent of SALERNO HOMEOWNERS' ASSOCIATION, INC., I agree to accept service of process for the corporation at the place designated in this Certificate, and I accept appointment as the registered agent of the corporation and agree to act in that 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 for the corporation.

  
Mark W. Geschwendt, Esq.