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## CAPITAL CONNECTION, INC.

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VILLAS I AT RIVER STRAND

ASSOCIATION, INC.

Signature \_\_\_\_\_

Requested by: Seth

09/30/13

Name \_\_\_\_\_

Date \_\_\_\_\_

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\_\_\_\_ Art of Inc. File \_\_\_\_\_  
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\_\_\_\_ Fictitious Name File \_\_\_\_\_  
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\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
X \_\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
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\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
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\_\_\_\_ UCC 11 Search \_\_\_\_\_  
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**ARTICLES OF INCORPORATION  
OF  
VILLAS I AT RIVER STRAND ASSOCIATION. INC.**

Pursuant to Section 617.01201, Florida Statutes (2013), these Articles of Incorporation are created by Christopher J. Shields, Esq., 1833 Hendry Street, Fort Myers, Florida 33901, as sole incorporator, for the purpose set forth below.

**ARTICLE I**

**NAME:** The name of the corporation is Villas I at River Strand Association, Inc., sometimes hereinafter referred to as the "Association".

**ARTICLE II**

**PRINCIPAL OFFICE:** The initial principal office of the corporation is located at 10481 Ben C. Pratt/6 Mile Cypress Parkway, Fort Myers, Florida 33966.

**ARTICLE III**

**PURPOSE AND POWERS:** This Association will not permit pecuniary gain or profit nor distribution of its income to its members, officers or Directors. It is a corporation not for profit organized on a non-stock basis for the purpose of providing a corporate residential homeowners' association. For the accomplishment of its purpose, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit, except as limited or modified by these Articles and a Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Manatee County, Florida, and shall have all of the powers and authority reasonably necessary or appropriate to the operation and regulation of a residential neighborhood subject to the said recorded Declaration, as it may from time to time be amended, including but not limited to the power to:

(A) Fix, levy, collect and enforce payment by a lawful means all charges or assessments levied pursuant to the Declaration to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all license fees, taxes or governmental charges.

(B) Enforce any and all covenants, conditions, restrictions and agreements applicable to the residential neighborhood known as the Villas I at River Strand.

(C) 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.

(D) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security.

(E) Dedicate, sell or transfer all or any part of the Neighborhood Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

(F) Purchase policies of insurance upon the Properties and use the proceeds from such policies to effectuate its purposes.

(G) Participate in mergers and consolidations with other non-profit corporations organized for the same or similar purposes, or to annex additional property and common areas, provided that merger, consolidation or annexation shall have the consent of at least two-thirds (2/3rds) of the voting interests of the Association.

(H) Assist, cooperatively with Heritage Harbour Master Association, Inc., in the administration and enforcement of the Declaration of Covenants, Conditions and Restrictions for Heritage Harbour, as amended and supplemented from time to time, and the Community Development District, if any.

(I) Assist, cooperatively with River Strand Golf and Country Club, Inc., in the administration and enforcement of the Declaration of Covenants, Conditions and Restrictions for River Strand, as amended and supplemented from time to time.

(J) Exercise any and all powers, rights and privileges which a corporate homeowners association organized under Chapter 720, Florida Statutes, may now or hereafter have or exercise; subject always to the Declaration as amended from time to time.

#### ARTICLE IV

**MEMBERSHIP AND VOTING RIGHTS:** Membership and voting rights shall be as set forth in the Bylaws of the Association.

#### ARTICLE V

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

#### ARTICLE VI

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

## ARTICLE VII

**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 petition to the Board signed by at least one-fourth (1/4) of the voting interests.

(B) **Procedure.** A proposed amendment must be submitted to a vote of the members not later than the next annual meeting for which proper notice can still be given.

(C) **Vote Required.** Except as otherwise required by Florida law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved at any annual or special meeting called for the purpose by at least a majority of the voting interests of the Association, or if it is approved in writing by a majority of the voting interests without a meeting, as authorized in Section 3.11 of the Bylaws, provided that notice of any proposed amendment must be given to the members of the Association, and the notice must contain the full text of the proposed amendment.

(D) **Effective Date.** An amendment becomes effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Manatee County, Florida, with the same formalities as are required in the Declaration for recording amendments to the Declaration.

## ARTICLE VIII

### **DIRECTORS AND OFFICERS:**

(A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors set in the Bylaws, but never less than three (3), and in the absence of a Bylaw provision shall consist of three (3) Directors.

(B) Directors of the Association shall be elected by the 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 Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting after the annual meeting of the Members and shall serve at the pleasure of the Board.

## **ARTICLE IX**

### **INITIAL DIRECTORS:**

The initial Directors of the Association shall be:

Anthony J. Burdett, President/Director  
10481 Ben C. Pratt/6 Mile Cypress Parkway  
Fort Myers, Florida 33966

Darin McMurray, Vice President/Director  
10481 Ben C. Pratt/6 Mile Cypress Parkway  
Fort Myers, Florida 33966

Matthew Devereaux, Secretary/Treasurer/Director  
10481 Ben C. Pratt/6 Mile Cypress Parkway  
Fort Myers, Florida 33966

## **ARTICLE X**

### **INITIAL REGISTERED AGENT:**

The initial registered office of the Association shall be at:

1833 Hendry Street  
Fort Myers, Florida 33901

The initial registered agent at said address shall be:

Christopher J. Shields

## **ARTICLE XI**

**INDEMNIFICATION:** To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorney's 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 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 Association, in a proceeding by or in the right of the 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 it was lawful.

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

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard for human rights, safety or property, in an action by or in the right of someone other than the association or a member.

(E) Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, there is no right to indemnification unless a majority of the disinterested Directors approve such settlement as being in the best interest of the Association. 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.

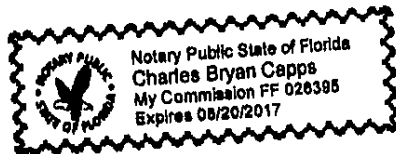
WHEREFORE the incorporator has caused these presents to be executed this 30th day of September, 2013.

By: [Signature]  
Christopher J. Shields

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 30th day of September, 2013, by Christopher J. Shields, who is personally known to me and did not take an oath.

(Seal)



Name: [Signature]  
Print Name: Charles Capps

VILLAS I AT RIVER STRAND- ARTICLES OF INCORPORATION

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for Villas I at River Strand Association, Inc., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.

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**CHRISTOPHER J. SHIELDS**