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1. Corkscrew Shores Master Association, LLC
(CORPORATE NAME AND DOCUMENT #)

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SPECIAL INSTRUCTIONS: _____

ARTICLES OF INCORPORATION
FOR
CORKSCREW SHORES MASTER ASSOCIATION, INC.

The undersigned hereby 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 Corkscrew Shores Master Association, Inc., hereinafter called the "Association".

ARTICLE II. Address

The mailing address for the Association shall be **4954 Royal Gulf Circle, Fort Myers, Florida 33966**. 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.

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ARTICLE III. Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to the Members thereof 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 maintenance, preservation, and architectural control of the Parcels, Units, Common Areas (as defined in the Master Declaration of Covenants, Conditions, Easements, and Restrictions for Corkscrew Shores, referred to hereinafter as the "Declaration"), and related improvements, according to the provisions of the Declaration, and to promote the health, safety, and welfare of the residents within the Corkscrew Shores community and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

The Association shall have all powers granted under Section 617.0302, Florida Statutes and Chapter 720, Florida Statutes, including but not limited to:

(a) To exercise all of the common law and statutory powers of a corporation not for profit and homeowners' association organized under the laws of the State of Florida that are not in conflict with the terms of the Declaration, these Articles, or the By-Laws 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 the Declaration as the same may be amended from time to time, said Declaration being incorporated herein by reference as if set forth in its entirety.

(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 therewith and all other expenses incident to the conduct of the business of the Association, including 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 insurance upon the property of the Association and insurance for the protection of the Association and its Members.

(f) To 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 By-Laws of the Association, and the Rules and Regulations adopted pursuant thereto.

(h) To employ personnel to perform the services required for the proper operation of the Association.

(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.

(j) To maintain and operate the Water Management System, as more particularly described in the Declaration.

(k) To sue and be sued.

(l) To contract for the management and maintenance of Corkscrew Shores, and any property or easements and related improvements that are dedicated to the Association by plat or separate instrument, including any agreement or easement which imposes maintenance obligations on the Association, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by law or by the Declaration, these Articles or the Bylaws to be exercised by the Association's Board of Directors or the Members.

ARTICLE IV. Membership

Section 1. Membership generally: No person except an Owner or the Declarant, as such terms are defined in the Declaration, is entitled to membership in the Association; and all Owners and Declarant, regardless of whether 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 title to a Unit or Parcel 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 Unit or Parcel. An Owner of more than one Unit is entitled to one (1) Class A membership for each Unit to which such Owner holds record title, or in the case of a Parcel Owner, one (1) vote for each Unit assigned to that Parcel. If more than one person holds an interest in any Unit or Parcel, all such persons shall be Members; provided however, that only one (1) vote shall be cast with respect to any one (1) Unit. 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 Unit or Parcel 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 Turnover, as defined by the Declaration

ARTICLE V. Voting Rights

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

Section 2. Class B Voting: The Class B Member shall be entitled to appoint all members of the Board and all Association Officers prior to Turnover. The Class B Member shall have two (2) times the number of votes held collectively by all Class A Members, plus one (1) vote.

ARTICLE VI. Board of Directors

The affairs of this Association shall be managed and governed by a Board of Directors consisting of a minimum of three (3) Directors who need not be Members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successor are:

Name	Address
Scott Brooks	24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134
Ray Blacksmith	4954 Royal Gulf Circle, Ft. Myers, Florida 33966
Nicholas Cameratta	4954 Royal Gulf Circle, Ft. Myers, Florida 33966

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.

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 counsel fees, 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 an Officer of 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 malfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the Board of Directors approve 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 the other rights to which such Director, Officer, or Member serving the Association may be entitled.

ARTICLE IX. By-Laws

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner set forth in the By-Laws.

ARTICLE X. Dissolution

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. Any such dedication with regard to the Water Management System shall first be approved by SFWMD.

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: Subsequent to Turnover, a resolution for the adoption of an amendment may be proposed by either the Board of Directors or by the Members of the Association. Except as elsewhere provided, such resolutions must be adopted by no less than a majority of the votes of the entire membership of the Association. Notwithstanding the foregoing, prior to Turnover, amendments may be adopted by the Declarant.

Section 3. Limits on Amendments: No amendment shall make any changes in the qualifications for membership, or in the voting rights of Class A or Class B Members, without approval in writing by all Members. As long as the Declarant owns a Parcel or other property in Corkscrew Shores, no amendment to these Articles of Incorporation

adopted by the Members shall be effective without the prior written consent of the Declarant, which consent may be denied in the Declarant's discretion, provided, further, that regardless of whether the Declarant owns a Parcel or other property in Corkscrew Shores, no amendment shall be effective if it affects the Declarant's rights or alters any provision made for the Declarant's benefit. No amendment shall be effective if it affects a Builder's rights or alters a provision made for a Builder's benefit.

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

ARTICLE XIII. General

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

ARTICLE XIV. Incorporator

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

Nicholas Cameratta

4954 Royal Gulf Circle,

Ft. Myers, Florida 33966

ARTICLE XV. Registered Agent

The initial registered office of the Association shall be 4954 Royal Gulf Circle, Fort Myers, Florida 33966. The initial registered agent at said address shall be

Nicholas Cameratta. In addition to its statutory duties, the Registered Agent shall maintain copies of all permitting actions under the South Florida Water Management District for the benefit of Corkscrew Shores Master Association, Inc.

IN WITNESS WHEREOF, the subscriber, being the undersigned person, named as incorporator, has hereunto set his hand and seal this 27 day of, 2014.

By: _____
Name: Nicholas Cameratta
Its: Incorporator

STATE OF
FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me, this 27, day of February 2014, by Nicholas Cameratta, Incorporator of The Corkscrew Shores Master Association, Inc., a Florida not for profit corporation, for and on behalf of said corporation.

CHERYL ANN YANO
MY COMMISSION # FF 028038
EXPIRES: October 17, 2017
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC
My Commission Expires:

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TALLAHASSEE FLORIDA

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Corkscrew Shores Master Association, Inc., a Florida not for profit corporation, 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 provisions of the laws of the State of Florida, relative to keeping open said office. I am familiar with and accept the duties and obligations of my position as registered agent.

_____
Nicholas Cameratta