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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**The Residences at Vyne House Condominium Association**

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ARTICLES OF INCORPORATION  
FOR  
THE RESIDENCES AT VYNE HOUSE CONDOMINIUM ASSOCIATION, INC.

Exhibit "C" to Declaration of Condominium

((H14000298797 3))

**TABLE OF CONTENTS**  
**FOR**  
**ARTICLES OF INCORPORATION**  
**OF**  
**THE RESIDENCES AT VYNE HOUSE CONDOMINIUM ASSOCIATION, INC.**

**PAGE NO.**

ARTICLE I ..... 1  
    NAME 1

ARTICLE II ..... 1  
    DEFINITIONS ..... 1

ARTICLE III ..... 1  
    PURPOSE AND POWERS ..... 1

ARTICLE IV ..... 2  
    MEMBERSHIP ..... 2

ARTICLE V ..... 2  
    TERM 2

ARTICLE VI ..... 3  
    BYLAWS ..... 3

ARTICLE VII ..... 3  
    DIRECTORS AND OFFICERS ..... 3

ARTICLE VIII ..... 3  
    INITIAL DIRECTORS ..... 3

ARTICLE IX ..... 3  
    AMENDMENTS ..... 3

ARTICLE X ..... 4  
    INDEMNIFICATION ..... 4

ARTICLE XI ..... 4  
    INCORPORATOR ..... 4

((H14000298797 3))

((H14000298797 3))

ARTICLE XII.....5  
INITIAL REGISTERED AGENT AND REGISTERED OFFICE.....5

((H14000298797 3))

((H14000298797 3))

ARTICLES OF INCORPORATION

THE RESIDENCES AT VYNE HOUSE CONDOMINIUM ASSOCIATION, INC.

Pursuant to Chapter 617, Florida Statutes, the undersigned, as Incorporator creates these Articles of Incorporation for the purposes set forth below.

ARTICLE I

**NAME:** The name of the corporation, herein called the "Association", is The Residences at Vyne House Condominium Association, Inc., and its address is c/o George G. Speer, Secretary, 4500 PGA Blvd., Suite 400, Palm Beach Gardens, FL 33418.

ARTICLE II

**DEFINITIONS:** The definitions set forth in the Declaration of Condominium for The Residences at Vyne House, a Condominium shall apply to terms used in these Articles.

ARTICLE III

**PURPOSE AND POWERS:** The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act for the operation of The Residences at Vyne House, a Condominium, located in Collier County, Florida. The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any Member, Director or officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida and of a condominium association under the Condominium Act, except as expressly limited or modified by the Condominium Documents; and it shall have all of the powers and duties reasonable necessary to operate the Condominium pursuant to the Condominium Documents as they may hereafter by amended, including but not limited to the following:

- (A) To make and collect Assessments against Members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the Condominium Property, and Association Property.
- (C) To purchase insurance for the protection of the Association and its Members.
- (D) To repair and reconstruct improvements after casualty, and to make further improvements of the Condominium Property.
- (E) To make, amend and enforce reasonable Rules and Regulations in the manner set forth in the Bylaws and subject to any limitations in the Declaration of Condominium.
- (F) To approve or disapprove the transfer, leasing and occupancy of Units, as may be provided in the Declaration of Condominium.

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((H14000298797 3))

(G) To enforce the provisions of the Condominium Act and the Governing Documents.

(H) To contract for the management and maintenance of the Condominium and the Condominium Property, 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 of Condominium to be exercised by the Board of Directors or the Members.

(I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.

(J) To borrow money as necessary to perform its other functions hereunder.

(K) To grant, modify or move any easement in the manner provided in the Declaration of Condominium.

(L) To acquire, own, lease and dispose of any real and personal property.

(M) To sue and be sued.

All funds and the title to all property acquired by the Association shall be held for the benefit of the Members in accordance with the provisions of the Condominium Documents. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of any property or easements and related improvements that are dedicated to the Association by plat, shall be transferred to and accepted by an entity that is acceptable to any applicable governmental authorities, prior to such termination, dissolution or liquidation. Annexation of additional properties, mergers and consolidations, mortgaging of Association Property and dissolution of the Association requires prior written approval of the Department of Housing and Urban Development and the Veterans Administration ("HUD/VA") prior to the Turnover Date.

ARTICLE IV

MEMBERSHIP:

(A) The Members of the Association shall be the record Owners of a fee simple interest in one or more Units in the Condominium, as further provided in the Bylaws.

(B) The share of a Member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his Unit.

(C) The Owners of each Unit, collectively, shall be entitled to one vote in Association matters. The manner of exercising voting rights shall be as set forth in the Bylaws.

ARTICLE V

TERM: The term of the Association shall be perpetual.

((H14000298797 3))

((H14000298797 3))

ARTICLE VI

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

ARTICLE VII

DIRECTORS AND OFFICERS:

(A) The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.

(B) Directors shall initially be appointed by and shall serve at the pleasure of the Developer. On the Turnover Date and thereafter, Directors 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 each year by the Board of Directors at its first meeting after the annual meeting and they shall serve at the pleasure of the Board of Directors.

ARTICLE VIII

INITIAL DIRECTORS: The initial Directors of the Association shall be:

Milton Flinn  
4500 PGA Blvd., Suite 400  
Palm Beach Gardens, FL 33418

John Hillman  
4500 PGA Blvd., Suite 400  
Palm Beach Gardens, FL 33418

Paul DiStefano  
4500 PGA Blvd., Suite 400  
Palm Beach Gardens, FL 33418

The initial Officers are as follows: Milton Flinn, President; Thomas M. Hoban – Executive Vice President, Paul DiStefano, Vice President, George G. Speer – Secretary and Treasurer and John Hillman– Assistant Secretary and Assistant Treasurer

ARTICLE IX

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 of Directors.

((H14000298797 3))

((H14000298797 3))

(B) Vote Required. Prior to the Turnover Date, these Articles may be amended by the Developer. On and subsequent to the Turnover Date, a proposed amendment shall be adopted if it is approved by at least two-thirds (2/3) of the Voting Interests. As long as the Developer offers Units for sale in the ordinary course of business, no amendment to these Articles shall be made which is detrimental to the Developer's sale of Units, without the Developer's prior written consent, which consent may be denied in Developer's discretion. Amendment of these Articles requires prior written approval of HUD/VA prior to the Turnover Date. No amendment to these Articles shall be made which affects any of the rights and privileges provided or is in any way detrimental to the Commercial Unit and the Commercial Unit Owner without prior written approval of four-fifths (4/5) of the Voting Interests.

(C) Certificate: Recording. An amendment shall become effective upon filing with the Secretary of State and recording a Certificate of Amendment in the Public Records of Collier County, Florida, with the formalities required by the Condominium Act.

ARTICLE X

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 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. In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves 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, but such rights 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 his action was lawful.

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

ARTICLE XI

INCORPORATOR: The name and address of the Incorporator is:

Paul DiStefano  
4500 PGA Blvd., Suite 400  
Palm Beach Gardens, FL 33418

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ARTICLE XII

INITIAL REGISTERED AGENT AND REGISTERED OFFICE: The initial Registered Office of the Association and the name and address of its Registered Agent shall be:

George G. Speer  
4500 PGA Blvd., Suite 400  
Palin Beach Gardens, FL 33418

WHEREFORE, the Incorporator has caused these presents to be executed this 5 day of November, 2014.

  
\_\_\_\_\_  
Paul DiStefano, Incorporator

((H14000298797 3))

((H14000298797 3))

**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

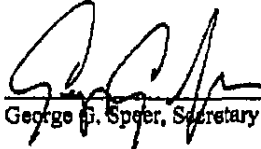
1. The name of the corporation is:

THE RESIDENCES AT VYNE HOUSE CONDOMINIUM ASSOCIATION, INC.

2. The name and address of the registered agent and office is:

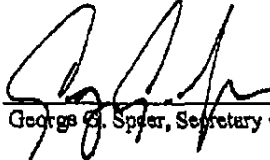
George G. Speer  
4300 PGA Blvd., Suite 400  
Palm Beach Gardens, FL 33418

November 5, 2014

  
George G. Speer, Secretary and Treasurer

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS 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.

November 5, 2014

  
George G. Speer, Secretary and Treasurer

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