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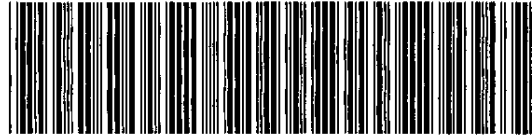
(Business Entity Name)

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Handwritten signature

JUN 19 2015

T SCHROEDER



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 10, 2015

AL DIAZ
2000 ROYAL MARCO WAY
ATTN: MANAGER'S OFFICE
MARCO ISLAND, FL 34145

SUBJECT: THE VILLAS OF HIDEAWAY BEACH CONDOMINIUM
ASSOCIATION, INC.
Ref. Number: W15000040368

We have received your document for THE VILLAS OF HIDEAWAY BEACH CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

THE REGISTERED AGENT MUST BE LISTED AS IT IS REGISTERED WITH OUR OFFICE.,

Please return 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.

Terri J Schroeder
Regulatory Specialist II

Letter Number: 615A00012184

COVER LETTER

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

SUBJECT: The Villas of Hideaway Beach Condominium Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)
(Non For Profit)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for: Non For Profit

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ ~~\$78.75~~
~~Filing Fee
& Certified Copy~~

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: AI DIAZ
Name (Printed or typed)

MANAGER'S Office 2000 Royal Marco Way
Address

Marco Island, FL 34145
City, State & Zip

239-394-1277
Daytime Telephone number

ROYAL/MARCO WAY @ MARCO CABLE . COM
E-mail Address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
THE VILLAS OF HIDEAWAY BEACH CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

NAME: The name of the corporation, herein called the "Association" is **The Villas of Hideaway Beach Condominium Association, Inc.**, and its initial office is: Att. Manager's office: 2000 Royal Marco Way, Marco Island, FL 34145.

ARTICLE II

DEFINITIONS: The definitions set forth in Section 4 of the Declaration of Condominium to which these Articles are a recorded exhibit shall apply to the same terms when 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 Florida Condominium Act for the operation of The Villas at Hideaway Beach, a Condominium, located in Collier County, Florida. The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit. No 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 except as specifically limited or modified by these Articles, the Declaration of Condominium or Chapter 718, Florida Statutes, as it may hereafter be amended, including without limitation the following powers and duties:

- (A) To levy and collect assessments against the units to defray the costs, expenses and losses of the Condominium, and to use the proceeds of assessments in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the condominium property.
- (C) To insure the condominium property for the protection of the Association and its members.
- (D) To reconstruct improvements after casualty, and to further improve the property.
- (E) To make, amend and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association.
- (F) To approve or disapprove the transfer of ownership, leasing and occupancy of units, if authorized to do so in the Declaration of Condominium.
- (G) To enforce the provisions of the Condominium Act, the condominium documents and any rules and regulations of the Association.
- (H) To contract for the management and maintenance of 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 of the Association.

- (I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.
- (J) To make agreements, or acquire leaseholds, memberships, and other possessory, ownership or use interests in lands or facilities if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.
- (K) To borrow money if necessary to perform its other functions hereunder.

All funds and the title to all property acquired by the Association shall be held by it in trust, and used for the benefit of the members in accordance with the provisions of the condominium documents.

ARTICLE IV

MEMBERSHIP:

- (A) The members of the Association are all record owners of legal title to one or more units in the Condominium, as further provided in the Bylaws.
- (B) The share of each 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 indivisible vote in Association matters, as further set forth in the Declaration of Condominium and the Bylaws. 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.

ARTICLE VI

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

ARTICLE VII

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

President

Tommie Rowland
1000 Royal Marco Way, #6
Marco Island, FL 34145

Secretary

Kathleen M. Frasco
1000 Royal Marco Way, #2
Marco Island, FL 34145

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Treasurer
Sandra D. Eldred
1000 Royal Marco Way, #4
Marco Island, FL 34145

ARTICLE VIII

INITIAL REGISTERED AGENT AND OFFICE:

The initial registered agent and office shall be:

Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Dr., Suite 500, Marco Island, FL 34145

ARTICLE IX

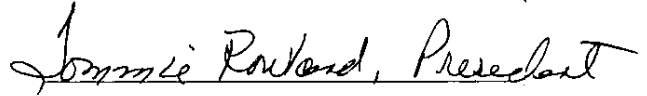
INDEMNIFICATION: To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be made a party because of his being, or having been, a Director or officer of the Association. The foregoing right to 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 his action was lawful.
- (C) A transaction from which the Director or officer derived 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, the right to indemnification shall not apply unless a majority of the disinterested Directors approve the settlement as being in the best interests of the

Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of, all other rights to which the Director or officer may be entitled.

WHEREFORE the incorporator has caused these presents to be executed this 16 day of June, 2015.

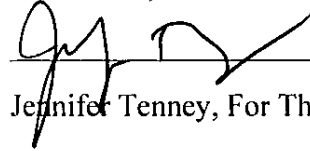


Tommie Rowland, President

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above named 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.

Woodward, Pires & Lombardo, PA



Jennifer Tenney, For The Firm

INCORPORATOR:

The name and street address of the incorporator is: Tommie Rowland, 1000 Royal Marco Way, #6, Marco Island, FL 34145

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA