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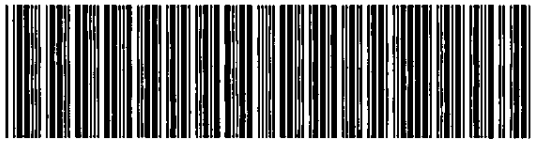
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TALLAHASSEE, FLORIDA

AMENDED AND FILED

RECEIVED AND FILED

The Law Office of STEVEN J. BRACCI, PA
A Professional Association
9015 Strada Stell Court, Suite 102, Naples, Florida 34109
Phone: (239) 596-2635
Fax: (239) 431-6045
Email: steve@braccilaw.com

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

February 4, 2016

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, Florida 32314

Re: New Filing – Florida Not for Profit Corporation Act, Chapter 617, Fla. Stat.
Articles of Incorporation
Greenwood Villas Townhome Owner's Association, Inc.

Dear Madam or Sir:

Enclosed please find a check for the filing fee in the amount of $70.00 and the following original documents to be filed:

1. Articles of Incorporation of Greenwood Villas Townhome Owner's Association, Inc.

The enclosed pre-stamped envelope is for return of the original filed Articles of Incorporation to my office.

Please call or email the office if you require additional information in order to proceed with this filing.

Thank you in advance for your assistance.

Sincerely,

Steven J. Bracci, Esq.
Steven J. Bracci, PA

Enclosures

APPROVED AND FILED

ARTICLES OF INCORPORATION
OF
GREENWOOD VILLAS TOWNHOME OWNER'S ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to Section 617.01201, Florida Statutes (2015), these Articles of Incorporation are created by Steven J. Bracci, Esq., of Steven J. Bracci, PA, 9015 Strada Stell Court, Suite 102, Naples, Florida 34109, as sole incorporator, for the purpose set forth below.

ARTICLE I

NAME: The name of the corporation is Greenwood Villas Townhome Owner's Association, Inc., sometimes referred to as the "Association."

ARTICLE II

PRINCIPAL OFFICE: The initial principal office of the corporation is located at 26721 Dublin Woods Circle, Suite 1, Bonita Springs, Florida, 34135.

ARTICLE III

PURPOSE AND POWERS: The Association will not permit pecuniary gain or profit nor distribution of its income to its members, officers of Directors. It is a corporation not for profit organized on a non-stock basis for the purpose of providing a corporate residential homeowner's association. Tor 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 Lee 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 any 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 Greenwood Villas.

(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) Borrower 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 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) 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 Lee 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 filed 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:

Andre Schechter	26721 Dublin Woods Cir Suite 1, Bonita Springs, Florida, 34135
Ronald Surliuga	26721 Dublin Woods Cir Suite 1, Bonita Springs, Florida, 34135

Gisele Surliuga

26721 Dublin Woods Cir Suite 1, Bonita Springs, Florida, 34135

ARTICLE X

INITIAL REGISTERED AGENT:

The initial registered agent and registered office of the Association shall be at:

STEVEN J. BRACCI, PA
9015 Strada Stell Court, Suite 102
Naples, Florida 34109

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 or in her 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 procedure 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 unlawful.

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

(D) Recklessness, or any 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 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.

WHEREFORE, the incorporator has caused these presents to be executed this 4th day of February, 2016.

By: _____
Steven J. Bracci, Esq.

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4th day of February, 2016, by Steven J. Bracci, Esq., who is personally known to me and did not take an oath.

_____
~~Notary~~ Public

(seal)

SARA R. YOCUM
Notary Public - State of Florida
My Comm. Expires Nov 8, 2016
Commission # EE 850658

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Greenwood Villas Townhome Owner's 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.

STEVEN J. BRACCI, PA

By: _____

Steven J. Bracci, President

16 FEB -5 PM 2:36

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED