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A PROFESSIONAL LIABILITY PARTNERSHIP
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CHARLES C. JONES II, P.A.
ANNETTE GIARDINA HABER, P.A.
HARVEY ROLLINGS
Certified Circuit Court Mediator
MARTHA S. WARCHOL
THOMAS M. TARSIA
JEFFREY G. WARD
KIMBERLY C. MORRIS
WILLIAM C. MERCHANT
Of Counsel

1633 SOUTHEAST 47TH TERRACE
CAPE CORAL, FLORIDA 33904
OR
POST OFFICE BOX 100767
CAPE CORAL, FL 33910
(239) 542-0700
(239) 542-8627

WWW.JONESHABERLAW.COM
SENDER'S E-MAIL: ward@JonesHaberLaw.com

March 9, 2016

Department of State
Division of Corporations
Tallahassee, FL 32314

Subject: Pine Breeze Condominium Association, Inc.

Registration Section, Division of Corporations:

Enclosed is a copy of the Articles of Incorporation and a check for \$70.00 for the filing fee.

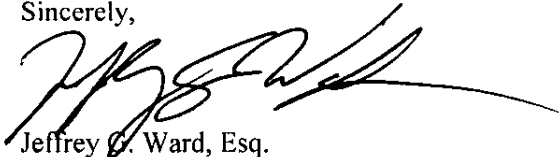
Please return all correspondence concerning this matter to:

Jeffrey G. Ward, Esq
Jones, Haber and Rollings
1633 SE 47th Terrace
Cape Coral, Florida 33904
ward@joneshaberlaw.com

For further information concerning this matter, please call:

Jeffrey G. Ward, Esq at 239-542-0700.

Sincerely,



Jeffrey G. Ward, Esq.

Enclosures: As stated

**ARTICLES OF INCORPORATION
OF
PINE BREEZE CONDOMINIUM ASSOCIATION, INC.**

In order to form a corporation not for profit, under and in accordance with Chapter 617 of the Florida Statutes, I, the undersigned, hereby incorporate this corporation not for profit for the purposes and with the powers hereinafter set forth and to that end, I do, by these Articles of Incorporation, certify as follows:

ARTICLE I

NAME: The name of the corporation, herein called the "Association", is PINE BREEZE CONDOMINIUM ASSOCIATION, INC. and its address is 843 SE 46th Lane, Unit 202, Cape Coral, Lee County, FL 33904.

ARTICLE II

DEFINITIONS: The definitions set forth in Section 4 of the Declaration of Condominium shall apply to the 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 Florida Condominium Act for the operation of Pine Breeze Condominium, located in Lee County, Florida. The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit. 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 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 members of the Association 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 purchase insurance upon the condominium property for the protection of the Association and its members.
- (D) To reconstruct improvements after casualty and further improve the property.

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(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, to the extent provided for in the Declaration of Condominium.

(G) To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws 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 membership 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 enter into 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 for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

ARTICLE IV

MEMBERSHIP:

(A) The members of the Association are all owners of record legal title to 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 such member's 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.

ARTICLE VII

DIRECTORS AND OFFICERS:

(A) The affairs of the Association will 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 be elected by the members in the manner determined by the Bylaws. Directors may be removed, and vacancies on the Board of Directors filled, in the manner provided in 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, and they shall serve at the pleasure of the Board.

ARTICLE VIII

AMENDMENTS: Amendments to these Articles may be proposed and adopted in the following manner:

(A) Proposal. Amendments to these Articles may be proposed by a majority of the Directors, or by written petition to the Board signed by the owners of at least one-third (1/3) of the units.

(B) Procedure. If any amendment to these Articles is so proposed, the proposed amendment shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

(C) Vote Required. Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by a majority of the total voting interests at any annual or special meeting called for the purpose, or

if it is approved in writing by a majority of the voting interests without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains the text of the proposed amendment.

(D) Effective Date. An amendment which is duly adopted shall become effective upon filing with the Secretary of State, and subsequently recording a certified copy in the Public Records of Lee County, Florida, with the same formalities as required for the recording of an amendment to the Bylaws.

ARTICLE IX

INITIAL OFFICERS AND/ OR DIRECTORS: The initial Directors of the Association shall be:

James R. Cross, Vice-President
843 SE 46th Lane, Unit 102
Cape Coral, FL 33904

Laura Centola, Secretary / Treasurer
843 SE 46th Lane, Unit 101
Cape Coral, FL 33904

Christopher A. Hayden, President
3299 Greenleaf Drive
Phoenix, NY 13135

ARTICLE X

INITIAL REGISTERED AGENT:

The initial registered office of the Association shall be at:

1633 S.E. 47th Terrace
Cape Coral, FL 33904

The initial registered agent at said address shall be:

JEFFREY G. WARD, ESQ.

ARTICLE XI

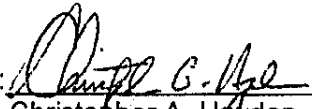
INDEMNIFICATION: To the fullest extent permitted by the law of the State of Florida, the Association shall indemnify and hold harmless every Director and every Officer of the Association against all expenses and liabilities, including attorney fees, actually and

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- In the event of a settlement, the right to indemnification shall not apply 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.

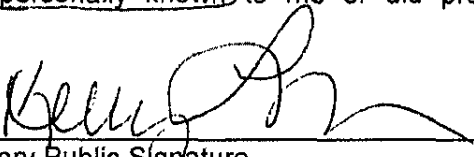
The incorporator of the Association is Christopher A. Hayden. The address of the incorporator is: 3299 Greenleaf Drive Phoenix, NY 13135

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

By: 
Christopher A. Hayden, Incorporator

STATE OF New York
COUNTY OF Onondaga

The foregoing instrument was acknowledged before me this 4 day of March,
2016, by Christopher A, Hayden. He is personally known to me or did produce
known as identification.


Notary Public Signature
Kelly L. Valenti
Print name

KELLY L. VALENTI
No. 01VA5073157
Notary Public, State of New York
Qualified in Onondaga County
My Commission Expires May 22, 2019

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ACCEPTANCE BY REGISTERED AGENT

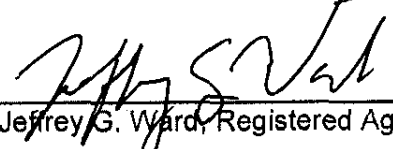
In pursuance of Chapter 607.0501, Florida Statutes, the following is submitted, in compliance, with said Act:

First That PINE BREEZE CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Cape Coral, County of Lee, State of Florida, has named JEFFREY G. WARD, ESQ., located at 1633 S.E. 47th Terrace, Cape Coral, FL 33904, as its agent to accept service of process within this State.

ACKNOWLEDGMENTS:

Having been named to accept service of process for the above stated corporation at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By:


Jeffrey G. Ward, Registered Agent

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