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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**LGI Dock 42 Community Association, Inc.**

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18664401211 From: Jeremy S. Sloane

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**ARTICLES OF INCORPORATION**  
**OF**  
**LGI DOCK 42 COMMUNITY ASSOCIATION, INC.**  
**(A CORPORATION NOT FOR PROFIT)**

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**ARTICLES OF INCORPORATION  
OF  
LGI DOCK 42 COMMUNITY ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not for profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is LGI Dock 42 Community Association, Inc. ("Association").
2. Principal Office. The principal office of Association is 3660 Maguire Boulevard, Suite 102, Orlando, Florida 32803.
3. Registered Office - Registered Agent. The street address of the Registered Office of Association is 3660 Maguire Boulevard, Suite 102, Orlando, Florida 32803. The name of the Registered Agent of Association is: Paul "JP" Johnson, Jr.
4. Purpose of Association. Association is formed to provide for ownership, operation, maintenance, repair, modification, extension, reconstruction and preservation of a multi slip dock (Dock 42 located on Little Gasparilla Island, FL) ("Dock 42") lying under a portion of Little Gasparilla Sound (also known as Placida Harbor), such Dock 42 lying adjacent and Easterly of King Street as shown on the Plat of Town of Seaboard, according to the plat thereof as recorded in Plat Book 1, Page 11, of the Public Records of Charlotte County, Florida. The Association shall administer the interests in, and to, Dock 42 on behalf of the owners of the lots that have been traditionally served by Dock 42 and which are more particularly identified on Attachment "A" to these Articles of Incorporation (the "Owners").
5. Not for Profit. Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
6. Powers of Association. Association shall have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
  - 6.1. To perform all the duties and obligations of Association as herein provided, and as may be set forth in the By-Laws, to be adopted pursuant to these Articles.
  - 6.2. To enforce, by legal action or otherwise, the provisions of these Articles and the By-Laws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association.
  - 6.3. To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of these Articles and the By-Laws.
  - 6.4. To pay all Operating Costs, including, but not limited to, all licenses, lease fees, taxes or governmental charges levied or imposed against the property of Association.

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6.5. To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association and Dock 42 and to effectuate all of the purposes for which Association is organized.

6.6. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the laws of the State of Florida may now, or hereafter, have or exercise.

6.7. To contract for services to be provided to, or for the benefit of, Association, the Owners, and Dock 42.

6.8. To establish committees and delegate certain of its functions to those committees.

7. Voting Rights. Owners shall have the voting rights set forth in the By-Laws.

8. Board of Directors. The affairs of Association shall be managed by a Board of odd number with not less than three (3) nor more than nine (9) members. The initial number of directors shall be three (3). Board members shall be appointed and/or elected as stated in the By-Laws. The election of directors shall be held at the annual meeting. Directors shall be elected for a term expiring on the date of the next annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
Paul "JJ" Johnson, Jr.	3660 Maguire Boulevard, Suite 102 Orlando, Florida 32803
Michael P. Connolly	Post Office Box 3284 Placida, FL 33946
Ted Phillips	3436 Prince of Wales Dr Ottawa, Canada K2G 6X2
Jeff Cashman	Post Office Box 52 Beaver Island, MI 49782
Jack Darmon	104 Cooksmill Rd Guelph, Ontario, Canada, N1H-6H8

9. Dissolution. In the event of the dissolution of Association other than incident to a merger or consolidation, any member may petition the circuit court having jurisdiction of the judicial circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage Dock, in the place and stead of Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

10. Duration. Association shall have perpetual existence.

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11. Amendments.

11.1. General Restrictions on Amendments. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12. Limitations.

12.1. By-Laws. The Bylaws shall not be promulgated or later amended in a manner that conflicts these Articles.

13. Incorporator. The name and address of the incorporator of this Corporation is:

NAME	ADDRESS
Paul "JJ" Johnson, Jr.	3660 Maguire Boulevard, Suite 102 Orlando, Florida 32803

14. Officers. The Board shall elect a President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the initial officers who shall serve until their successors are elected by the Board are as follows:

PRESIDENT	ADDRESS
Michael P. Connolly	Post Office Box 3284 Placida, FL 33946
VICE PRESIDENT	ADDRESS
Jack Darmon	104 Cooksmill Road Guelph, Ontario, Canada, N1H-6H8
SECRETARY	ADDRESS
Carina P. Connolly	Post Office Box 3284 Placida, FL 33946
TREASURER	ADDRESS
Mary Ann Kelly	4932 W. Mcrose Ave So Tampa, FL 33629

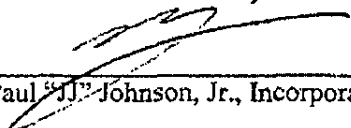
15. Indemnification of Officers and Directors. Association shall and does hereby indemnify and hold harmless, to the fullest extent permitted by law every director and every officer, their

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heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such director or officer may be made a party by reason of being or having been a director or officer of Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the director or officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such director or officers may be entitled.

16. Transactions in Which Directors or Officers are Interested. No contract or transaction between Association and one (1) or more of its directors or officers, or between Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the officer or director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said officers' or directors' votes are counted for such purpose. No director or officer of Association shall incur liability by reason of the fact that such director or officer may be interested in any such contract or transaction. Interested directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

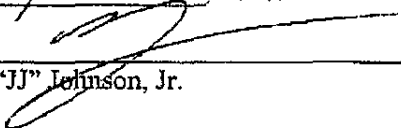
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the incorporator of this Association, has executed these Articles of Incorporation as of this 5 day of May, 2016.

  
Paul "JJ" Johnson, Jr., Incorporator

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 5 day of May, 2016.

  
Paul "JJ" Johnson, Jr.