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One Condominium Association, Inc.

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H17000123306 3
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**ARTICLES OF INCORPORATION
FOR
ONE CONDOMINIUM ASSOCIATION, INC.**

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM AND EXHIBIT "3" TO PROSPECTUS

H17000123306 3

TABLE OF CONTENTS
FOR
ARTICLES OF INCORPORATION
OF
ONE CONDOMINIUM ASSOCIATION, INC.

PAGE NO.

ARTICLE I	1
NAME	1
ARTICLE II	1
PURPOSE AND POWERS	1
ARTICLE III	2
MEMBERSHIP	2
ARTICLE IV	2
TERM	2
ARTICLE V	2
BYLAWS	2
ARTICLE VI	2
DIRECTORS AND OFFICERS	2
ARTICLE VII	3
INITIAL DIRECTORS	3
ARTICLE VIII	3
AMENDMENTS	3
ARTICLE IX	4
INDEMNIFICATION	4
ARTICLE X	4
INCORPORATOR	4
ARTICLE XI	4
INITIAL REGISTERED AGENT AND REGISTERED OFFICE	4

May. 4. 2017 4:08PM

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CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

ONE 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 One Condominium Association, Inc., and its address is c/o Cedar River at Fort Myers II LLC, 1569 NW 82nd Ave., Doral, FL 33126.

ARTICLE II

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 One Condominium, located in Lee 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 Florida Condominium Act, except as expressly limited or modified by the Condominium Association Documents; and it shall have all of the powers and duties reasonable necessary to operate the Condominium pursuant to the Condominium Association Documents as they may hereafter be amended, including but not limited to the following:

- A. To make and collect Assessments against Members 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 to 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, but only to the extent provided in the Declaration of Condominium.
- G. To enforce the provisions of the Condominium Act and the Condominium Association 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.

417000123306 3

May. 4. 2017 4:08PM

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No. 0495 P. 5
H17000123306 3

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DEPT. OF STATE
TALLAHASSEE, FLORIDA

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.

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 Association Documents. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Condominium Property and Association Property, including 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.

ARTICLE III

MEMBERSHIP:

A. The Members 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 IV

TERM: The term of the Association shall be perpetual.

ARTICLE V

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

ARTICLE VI

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, and on the Turnover Date and thereafter 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.

H17000123306 3

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 of the Members, and they shall serve at the pleasure of the Board.

ARTICLE VII

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

Abel Ramirez
c/o Cedar River at Fort Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126

Eduardo Caballero
c/o Cedar River at Fort Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126

Maria Elena Quinteros-Vitale
c/o Cedar River at Fort Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126

The initial Officers are as follows:

Abel Ramirez- President
Eduardo Caballero- Vice President/Treasurer
Maria Elena Quinteros-Vitale - Secretary

ARTICLE VIII

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

A. Proposal. Amendments to these Articles may be proposed by the Board of Directors.

B. Vote Required. Prior to the Turnover Date, these Articles may be amended by the Board of Directors. On and subsequent to the Turnover Date, a proposed amendment shall be adopted if it is approved by at least 67% of the Voting Interests. The Board of Directors may amend these Articles to correct scrivener's errors or omissions, and amend and restate these Articles in order to consolidate into one document amendments previously adopted by the Members or the Board of Directors. Amendments adopted by the Board of Directors shall occur at a duly noticed Board of Directors meeting (with adoption of the amendments set forth on the agenda). 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 the Developer's discretion. No amendment to these Articles shall be made which materially interferes with the rights of a Commercial Unit Owner or the business or trade conducted in a Commercial Unit. Prior to the Turnover Date, amendment of these Articles requires prior written approval of HUD/VA.

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 Lee County, Florida, with the formalities required by the Condominium Act.

ARTICLE IX

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director, Officer and committee member 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, Officer or committee member. 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, Officer or committee member 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, Officer or committee member 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, Officer or committee member derived an improper personal benefit.

ARTICLE X

INCORPORATOR: The name and address of the Incorporator is:

Abel Ramirez
c/o Cedar River at Fort Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126

ARTICLE XI

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

Abel Ramirez
c/o Cedar River at Fort Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126

WHEREFORE, the Incorporator has caused these presents to be executed this 4 day of May 2017.


Abel Ramirez, Incorporator

May. 4. 2017 4:08PM

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No. 0495
H17000123306 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:

ONE CONDOMINIUM ASSOCIATION, INC.

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

Abel Ramirez
c/o Cedar River at Port Myers II LLC
1569 NW 82nd Ave.
Doral, FL 33126


Abel Ramirez, President

DATE

5/1/2017

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.

SIGNATURE


Abel Ramirez

DATE

5/1/2017

H17000123306 3