

N18 00000 6029

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only

M. MOON

JUN 04 2018



800314019898

FILED  
18 JUN -1 PM 1:20  
STATE OF FLORIDA

RECEIVED  
2018 JUN -2 AM 2:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 238901 7627517

AUTHORIZATION :

*[Signature]*

COST LIMIT : \$70,000

18 JUN -1 PM 1:20  
511  
711

ORDER DATE : June 1, 2018

ORDER TIME : 12:07 PM

ORDER NO. : 238901-005

CUSTOMER NO: 7627517

DOMESTIC FILING

NAME: LEGACY GATEWAY PROPERTY OWNERS  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Emily Croft - EXT. 62925

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF LEGACY GATEWAY PROPERTY OWNERS ASSOCIATION, INC.**

(a Florida not for profit corporation)

THE UNDERSIGNED, acting as sole incorporator of LEGACY GATEWAY PROPERTY OWNERS ASSOCIATION, INC. under Chapter 617 of the Florida Statutes, hereby adopts the following Articles of Incorporation for such corporation:

**ARTICLE I  
NAME**

The name of the corporation is LEGACY GATEWAY PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE II  
ADDRESS**

The street address of the initial principal office and mailing address are the same as follows:

c/o Goldberg Companies, Inc.  
Signature Square II  
Suite 300, 25101 Chagrin Boulevard  
Beachwood, OH 44122

The location of the Principal Office shall be subject to change as may be provided in bylaws duly adopted by the corporation.

**ARTICLE III  
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for maintenance, preservation and architectural control of the area with that certain tract of property described more particularly on Exhibit "A" attached hereto, and to promote the health, safety and welfare of the owners, tenants and invitees within the above-described property and any additions thereto as may hereafter be brought into the jurisdiction of this Association for this purpose to:

A. Exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants and Restrictions of Legacy Gateway, hereafter called "Declaration" applicable to the property and recorded, or to be recorded in the Public Records of Lee County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

B. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

C. The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the Southwest Florida Water Management District Permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relate to the surface water or storm water management system.

18 JUN 17 PM 1:20

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

D. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Not for Profit Corporation Law of the State of Florida may now or hereafter have or exercise.

#### **ARTICLE IV VOTING RIGHTS**

The Association shall have two classes of voting membership as follows:

CLASS A. The CLASS "A" MEMBER(S) shall be all Owners, and shall be entitled to such number of votes as provided in the Declaration. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as the multiple owners may determine, but in no event shall the number of votes be cast which exceeds the number provided under the Declaration with respect to any given lot.

CLASS B. The CLASS "B" MEMBER(S) shall be the Declarant. The Class "B" member shall be entitled to exercise total voting control until the annual meeting following the event of the total number of lots in the development being owned by parties other than the Declarant, its agents or affiliates. Upon this event, Class "A" members may exercise voting rights.

#### **ARTICLE V INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial Registered Office of the corporation and the initial Registered Agent at such address are as follows:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

#### **ARTICLE VI INITIAL BOARD OF DIRECTORS**

The affairs of the Association will be managed by a Board consisting of not less than three (3) and no more than five (5) directors. The number of Directors may be increased or decreased from time to time, but in no event shall the number of Directors be less than three (3). The names and address of the persons who are to act in the capacity of directors until the selection of their successors are:

Lori Borgman  
c/o Goldberg Companies, Inc.  
Signature Square II  
Suite 300, 25101 Chagrin Boulevard  
Beachwood, OH 44122

Ian Stuart  
c/o Goldberg Companies, Inc.  
Signature Square II  
Suite 300, 25101 Chagrin Boulevard  
Beachwood, OH 44122


Seth Mendelsohn  
c/o Goldberg Companies, Inc.  
Signature Square II  
Suite 300, 25101 Chagrin Boulevard  
Beachwood, OH 44122

**ARTICLE VI  
INCORPORATOR**

The name and address of the sole incorporator of the corporation are as follows:

Eric Bell  
c/o Goldberg Companies, Inc.  
Signature Square II, Suite 300  
25101 Chagrin Boulevard  
Beachwood, OH 44122

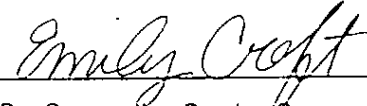
IN WITNESS WHEREOF, these Articles have been signed by the undersigned incorporator this  
1st day of June, 2018.

  
Eric Bell

**ACCEPTANCE OF APPOINTMENT  
BY INITIAL REGISTERED AGENT**

THE UNDERSIGNED, an individual resident of the State of Florida, having been named in the foregoing Articles of Incorporation as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that he is familiar with, and hereby accepts, the obligations set forth in Section 607.0505, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to him as Registered Agent of the corporation.

Dated this 1st day of June, 2018

  
By: Corporation Service Company

Emily Croft  
Asst. Vice President

13 JUN - 1 PM 1:20