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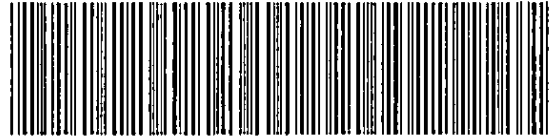
(Business Entity Name)

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

ACCOUNT NO. : I20000000195

REFERENCE : 305974 7103152

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 78.00 give original

----- submission date as file date -----

ORDER DATE : May 29, 2020

ORDER TIME : 10:32 AM

ORDER NO. : 305974-005

CUSTOMER NO: 7103152

DOMESTIC FILING

NAME: ESTERO CROSSING 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:

XX _____ CERTIFIED COPY
_____ PLAIN STAMPED COPY
_____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Robinson - EXT. 62968

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FL

ARTICLES OF INCORPORATION

OF

**ESTERO CROSSING PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION**

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not-for-profit pursuant to the Florida Not For Profit Corporation Act, as particularly set forth in Chapter 617, of the Florida Statutes:

ARTICLE I – NAME

The name of the corporation is:

ESTERO CROSSING PROPERTY OWNERS' ASSOCIATION, INC.

The address of the principal office of the corporation (hereafter called the "Association") shall be 2639 Professional Circle, Suite 101, Naples, Florida 34119 and the mailing address of the Association shall be the same.

ARTICLE II – PURPOSE AND POWERS OF THE ASSOCIATION

The Association may engage in or transfer in any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory, or nation. The Association does not contemplate pecuniary gain or profit to the members thereof and shall make no distribution of income to its members, directors, or officers. The specific purposes for which the Association is formed are to provide for maintenance, operation, and preservation of certain Common Areas (as defined in that certain Declaration of Covenants, Conditions, and Restrictions for Estero Crossing, recorded or to be recorded in the Public Records of Lee County, Florida, referred to hereinafter as the "Declaration"), as well as architectural control and enforcement of use restrictions within the mixed-use project described in the Declaration and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

The Association shall have the following powers:

- (a) To exercise all of the common law and statutory powers of a corporation not for profit organized under the laws of the State of Florida, including without limitation as set forth in Section 617.0302, F.S., that are not in conflict with the terms of the Declaration, these Articles, or the Bylaws of the Association.
- (b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration applicable to the property and recorded or to be recorded in the Public Records of Lee County, Florida,

and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as if set forth in its entirety.

- (c) To fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (d) To maintain, repair and operate the property of the Association;
- (e) To purchase insurance upon the property of the Association and insurance for the protection of the Association and its members as Owners;
- (f) To reconstruct improvements after casualty and make further improvements upon the property;
- (g) To establish and enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and Bylaws of the Association, and the rules and regulations adopted pursuant thereto or established from time to time;
- (h) To contract for and employ personnel to perform the services required for proper operation and maintenance of the property dedicated to the Association and any corresponding infrastructure;
- (i) To 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.
- (j) To sue and be sued and appear and defend all actions and proceedings in its corporate name.

ARTICLE III – MANNER OF ELECTION OF OFFICERS AND DIRECTORS

The Board shall be elected or appointed pursuant to the terms set forth in the Association's Bylaws and that certain Declaration of Covenants, Conditions, and Restrictions for Estero Crossing, to be recorded in the Public Records of Lee County, Florida, as both may be subsequently amended, supplemented, or restated.

ARTICLE IV – INCORPORATOR

The name and address of the filer of these Articles is:

Keith Gelder
2639 Professional Circle, Suite 101
Naples, Florida 34119

ARTICLE V – TERM OF EXISTENCE

This Association is to exist perpetually.

ARTICLE VI – REGISTERED AGENT AND REGISTERED OFFICE

The registered agent of the Association shall be Keith Gelder and the street address of the registered office of the Association shall be 2639 Professional Circle, Suite 101, Naples, Florida 34119. The registered agent of the Association shall maintain copies of all further permitting actions for the benefit of the Association.

ARTICLE VII OFFICERS AND DIRECTORS

The names and street addresses of the initial Officers and Directors are:

Director/President

Keith Gelder
2639 Professional Circle, Suite 101
Naples, Florida 34119

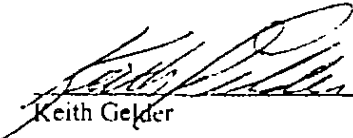
Director/Vice President

Chris Johnson
2639 Professional Circle, Suite 101
Naples, Florida 34119

Director/Secretary/Treasurer

Tim Fegan
2639 Professional Circle, Suite 101
Naples, Florida 34119

IN WITNESS WHEREOF, the undersigned, Keith Gelder hereby submits the forgoing Articles of Incorporation on this 22nd day of May, 2020.




Keith Gelder

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

ESTERO CROSSING PROPERTY OWNERS' ASSOCIATION, INC.

Keith Gelder, having a business at 2639 Professional Circle, Suite 101, Naples, Florida 34119, and having been designated as the Registered Agent in the above and forgoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Chapter 617, Florida Statutes.



Keith Gelder

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TALLAHASSEE, FL**