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ATTORNEYS AT LAW  
Vogler Ashton, PLLC  
705 10th Avenue West, Suite 103  
Palmetto, Florida 34221  
[www.voglerashton.com](http://www.voglerashton.com)  
Telephone: 941.304.3400 Facsimile: 941.866.7648

April 8, 2021

Department of State  
Divisions of Corporations  
PO Box 6327  
Tallahassee FL 32314

Re: FIORE NEIGHBORHOOD ASSOCIATION, INC.  
ARTICLES OF INCORPORATION, NOT FOR PROFIT CORPORATION

Dear Sir/Madam:

Enclosed please find the Cover Letter, Original and copy of the Articles of Incorporation for a Florida not for profit corporation, and our filing fee of \$78.75, which includes a request for a Certificate of Status to please be sent back to our Firm at the address noted on this letterhead.

Thank you for your consideration of this matter.

Sincerely,

VOGLER ASHTON, PLLC

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APR 21 11

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** FIORE NEIGHBORHOOD ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☒ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** VOGLER ASHTON, PLLC  
Name (Printed or typed)

705 10TH AVE. W., #103  
Address

PALMETTO, FLORIDA, 34221  
City, State & Zip

941-304-3400  
Daytime Telephone number

jleinaweaver@nealcommunities.com

E-mail address: (to be used for future annual report notification)

**NOTE:** Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION  
OF  
FIORE NEIGHBORHOOD ASSOCIATION, INC.  
A Corporation Not For Profit**

The undersigned hereby certifies it formed a corporation not for profit under Chapter 617, Florida Statutes, the effective date of which shall be the date these Articles of Incorporation are filed with the Florida Department of State, and certifies as follows:

**ARTICLE I. NAME AND ADDRESS**

The name of the corporation is **FIORE NEIGHBORHOOD ASSOCIATION, INC.**, a corporation not for profit. For convenience, the corporation shall herein be referred to as the "Association." The initial address of the corporation's principal office shall be 5800 Lakewood Ranch Blvd. Sarasota, Florida, 34240. These documents shall be referred to herein as the "Articles" or "Articles of Incorporation."

**ARTICLE II. PURPOSE**

2.1 Purpose: The purpose for which the Association is organized is to provide an entity for the maintenance, preservation, and management of the Common Property within Fiore (the "Subdivision"), a subdivision located in the City of Venice, Florida, (within Sarasota County, Florida), and to administer deed restrictions affecting the Lots. The Association shall operate in accordance with the "Declaration of Covenants, Conditions and Restrictions for Fiore," herein called the "Declaration," which is to be recorded in the Public Records of Sarasota County, Florida, as same may be amended as provided for therein.

2.2 Distribution of Income: The Association shall make no distribution of income to its members, directors, or officers.

**ARTICLE III. POWERS**

3.1 Common Law and Statutory Powers: The Association shall have all of the common law and statutory powers of a corporation not for profit organized under Chapter 617, Florida Statutes, which powers are not in conflict with the terms of the Declaration.

3.2 Specific Powers. The Association shall have all of the powers and duties set forth in the Declaration, as amended from time to time, that are not otherwise in conflict with the Declaration, and all of the powers and duties reasonably necessary to own and/or operate the Common Property of the Subdivision pursuant to said Declaration and to perform the maintenance, administration, managerial and other functions for the Subdivision as provided in said Declaration, as it may be amended from time to time, including, but not limited to, the following:

- (a) To make and collect Assessments against Members as Lot Owners to defray the cost of Common Expenses related to the Association's duties to maintain the applicable portions of the Subdivision as provided in the Declaration.
- (b) To use the proceeds of Assessments in the exercise of its powers and duties.

- (c) To accept, hold title to, own, purchase, acquire, replace, improve, manage, maintain, sell, convey and administer the use of the private Common Property of the Subdivision that is to be maintained by the Association in accordance with the Declaration.
- (d) To purchase insurance upon the private Common Property, and for the protection of the Association and its Members.
- (e) To reconstruct improvements to the Common Property after casualties and further to improve the Common Property in accordance with the Declaration.
- (f) To adopt and amend reasonable rules and regulations respecting the use of the Common Property in accordance with the Declaration.
- (g) To enforce by legal means against an Owner as defined in the Declaration, the provisions of the Declaration, the By-Laws of the Association and rules and regulations duly adopted by the Association.
- (h) To furnish or otherwise provide for private security, fire protection or such other services as the Board in its discretion determines necessary or appropriate.
- (i) To pay any real and personal property taxes and other charges assessed against the Common Property unless same are separately assessed to the Owners.
- (j) To obtain all required utility and other services for the Common Property.
- (k) To maintain architectural control over the Subdivision in accordance with the Declaration.
- (l) To operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.
- (m) To exercise such further authority as may be reasonably necessary to carry out each and every of the obligations of the Association set forth in the Declaration, these Articles or the By-Laws.
- (n) Sue and be sued, as set forth in the Declaration.

3.3 Assets Held in Trust: All funds and the title of all properties acquired by the Association and the proceeds thereof shall be held in trust for the Members, in accordance with the provisions of the Declaration, these Articles of Incorporation and the By-Laws of the Association. Upon the dissolution or winding up of this Association, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association shall be distributed pro-rata among all Members, or, alternatively, upon the affirmative vote of two thirds (2/3) of the Owners of Lots in the Subdivision, the assets of the Association may be conveyed, or dedicated to (i) a public body willing to accept such assets; or (ii) a not for profit organization located in Sarasota County, Florida, or the one closest to the Association, if none are located in Sarasota County, having the same or similar purposes; provided that in the event of the dissolution of the Association, the property consisting of the surface water management system of

the Subdivision shall be conveyed to an appropriate agency of local government, and if not accepted, the surface water management system shall be dedicated to a similar non-profit corporation.

3.4 Limitation on Exercise of Powers: The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the laws of the State of Florida, the Declaration, these Articles and the By-Laws of the Association.

#### **ARTICLE IV. MEMBERSHIP**

4.1 Members: The Members of the Association shall consist of all of the record Owners of Lots in the Subdivision subject to the Declaration and operated hereby.

4.2 Change of Membership: Change of membership in the Association shall be established by the recording in the Public Records of Sarasota County, Florida, of a deed or other instrument establishing a change of record title to a Lot in the Subdivision. A copy of such instrument shall be delivered to the Association. The Owner designated in such instrument shall thereupon become a member of the Association and the membership of the prior owner shall thereupon be terminated, as provided in the By-Laws.

4.3 Limitation on a Transfer of Shares of Assets: The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Lot.

4.4 Voting: Subject to the provisions of Section 3.02 of the Declaration, the Owner of each Lot shall be entitled to one vote as a member of the Association, provided, however, that the Declarant shall, during development, be entitled to the number of votes as provided in the Declaration, which votes may be apportioned to successor developers, or partial successor developers, as provided in the Declaration. The manner of exercising voting rights shall be determined by the By-Laws of the Association. Subject to the provisions of Section 3.02 of the Declaration, Owners owning more than one Lot shall be entitled to one vote for each Lot owned.

#### **ARTICLE V. DIRECTORS**

5.1 Board of Directors: The affairs of the Association shall be managed by a Board of Directors consisting of an odd number of Members determined from time to time in accordance with the By-Laws. In no event shall the Board of Directors consist of fewer than three (3) directors. Directors shall be Members of the Association except as otherwise provided.

5.2 Election of Directors: Directors of the Association shall be elected at the annual meeting of the Members, in the manner provided by the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

5.3 First Board of Directors: The names and addresses of the initial Board of Directors, who have been selected by the Declarant and who shall serve until their successors are elected and have qualified or until they resign or are removed, are as follows:

James R. Schier  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

John Leinaweaver  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

Priscilla Heim  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

The initial Board of Directors designated by Declarant herein, and any directors subsequently designated or appointed or elected by Declarant need not be members of the Association. All other Board members shall be Members of the Association.

#### **ARTICLE VI. OFFICERS**

6.1 Officers: The affairs of the Association shall be administered by a President, Vice President, Secretary, Treasurer and such other officers as may from time to time be created by the Board of Directors as permitted by the By-Laws. Officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the Association and shall serve at the pleasure of the Board. Offices may be combined as provided in the By-Laws. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President: James R. Schier  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

Vice President/Treasurer: John Leinaweaver  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

Secretary: Priscilla Heim  
5800 Lakewood Ranch Blvd.,  
Sarasota, FL 34240

#### **ARTICLE VII. INDEMNIFICATION**

7.1 Indemnification: Every director and every officer of the Association shall be indemnified by the Association against all expense and liabilities, including legal fees, reasonably incurred by, or imposed upon him in connection with any proceeding or the settlement of any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful and wanton misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

7.2 Insurance: The Board of Directors of the Association may purchase liability insurance to insure all directors, officers or agents, past and present, against all expenses and

liabilities as set forth above. The premiums for such insurance shall be paid by the Members of the Association as part of the common expenses.

#### **ARTICLE VIII. BY-LAWS**

8.1 By-Laws: The first By-Laws of the Association shall be adopted by the Board of Directors, and may be altered, amended or rescinded by a majority of the Board, except as otherwise may be provided by the By-Laws and the Declaration.

#### **ARTICLE IX. AMENDMENTS**

9.1 Amendments: The Articles may be altered, amended or modified upon the affirmative vote of the owners of two thirds (2/3) of the Lots in the Subdivision; provided however, that these Articles may be altered, amended or modified by Declarant alone (without votes by the Owners), or its successor, during the time that Declarant has the right to and does control the Association in accordance with the Declaration. Amendments may be proposed by resolution of the Board of Directors or by the Owners of any three (3) Lots. Provided, however, that no amendment affecting the Declarant, or its successors or assigns as the developer of the Subdivision, as defined in the Declaration, shall be effective without the prior written consent of the Declarant, its successors or assigns as such Declarant. Provided, further, that no amendment shall make any change in the qualification for membership nor the voting rights of Members without the approval of all Members. No amendment shall be made which is in conflict with the Declaration.

#### **ARTICLE X. TERM**

10.1 Term: The term of the Association shall be perpetual; provided, however, in the event that the Association is ever dissolved, the control or right of access to the Subdivision property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

#### **ARTICLE XI. INCORPORATOR**

11.1 Incorporator: The name and address of the incorporator of this Corporation is as follows: **Neal Communities of Southwest Florida, LLC**, 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240.

#### **ARTICLE XII. INITIAL REGISTERED OFFICE AND AGENT**

12.1 Registered Office and Agent: The Association has appointed **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, as its initial Resident Agent under the Laws of Florida.

(Signature Page to Follow)

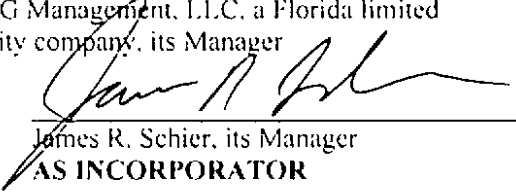


**IN WITNESS WHEREOF**, the undersigned Incorporator has caused these Articles to be executed this 11<sup>th</sup> day of February, 2021.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA,  
LLC, a Florida limited liability company

By: NCDG Management, LLC, a Florida limited  
liability company, its Manager

By:

  
James R. Schier, its Manager

**AS INCORPORATOR**

Date: February 11, 2021

**NOTICE OF APPOINTMENT OF REGISTERED AGENT,  
ACCEPTANCE, AND DESIGNATION OF CORPORATE OFFICE**

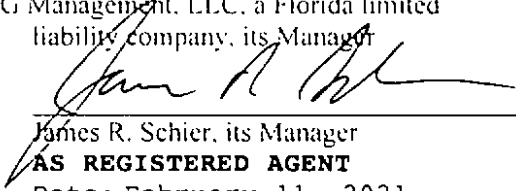
The undersigned, Neal Communities of Southwest Florida, LLC, a Florida limited liability company, having a street address of 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, having been appointed by the Directors of FIORE NEIGHBORHOOD ASSOCIATION, INC., ("Corporation"), as registered agent, states as follows:

1. The Corporation shall maintain an office at 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, and shall notify the Department of State of any change in address of the Corporation, its Officers and/or Directors, and the name and/or address of the Registered Agent.
2. The undersigned accepts the appointment and consents to serve as Registered Agent of the Corporation pursuant to Section 617.023, Florida Statutes.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA,  
LLC, a Florida limited liability company

By: NCDG Management, LLC, a Florida limited  
liability company, its Manager

By:

  
James R. Schier, its Manager

**AS REGISTERED AGENT**

Date: February 11, 2021