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TALLAHASSEE, FL

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STATE OF FLORIDA
TALLAHASSEE, FL



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext: x61563

To: Department Of State, Division Of Corporations
From: Shauna Godbolt
Ext: x61563
Date: 11/04/24
Order #: 1670228-1
Re: Alico Crossing Property Owners' Association, Inc.
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Certificate of Formation/Incorporation

Amount to be deducted from our State Account: \$70.0 - FL State Account Number:
I20000000195

Please take the following action:

File in your office on basis
Issue Proof of Filing

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

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DEPT. OF STATE
TALLAHASSEE, FL

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ARTICLES OF INCORPORATION

OF

ALICO 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:

ALICO 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 businesses 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 Alico 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.

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CLERK OF CIRCUIT COURT
ALACHUA COUNTY FL

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 Alico 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:

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

Director/President

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

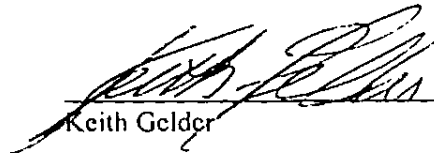
Director/Vice President

Blake Basye
2639 Professional Circle, Suite 101
Naples, Florida 34119

Director/Secretary/Treasurer

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SECRETARY OF STATE
TALLAHASSEE, FL

IN WITNESS WHEREOF, the undersigned, Keith Gelder hereby submits the forgoing Articles of Incorporation on this 3rd day of October, 2024.

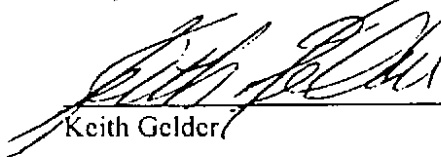


Keith Gelder

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

ALICO 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

FIN-72616

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