

N95000001897

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PLEASE REPLY TO
FORT MYERS OFFICE

April 13, 1995

ARTHUR K. KNUDSEN, JR.
TERENCE J. LUNICK
HOWARD S. RHOADS, RETIRED
CHARLES M. ROBERTS
*LINDA W. MILLER
WILLIAM E. STOCKMAN
JAMIE LADY WINSTON

*BOARD CERTIFIED IN
MARITAL AND FAMILY LAW

Corporate Records Bureau
Department of State
P. O. Box 6327
Tallahassee, FL 32314

BOOKED 1457778
04/17/95--01041--003
***121.50 ***121.50


RE: HARBOR PLACE AT PEPPERTREE CONDOMINIUM
ASSOCIATION, INC.

Gentlemen:

Enclosed please find the original and one copy of Articles of Incorporation for the above captioned corporation, together with check in the amount of \$122.50 to cover the filing fees and certified copy of the Articles.

I will appreciate your returning the certified copy at your early convenience.

Cordially,



Richard D. DeBoest

RDD/msb
Encs.

SPC

ARTICLES OF INCORPORATION

OF

HARBOR PLACE AT PEPPERTREE CONDOMINIUM ASSOCIATION, INC.

(A NONPROFIT FLORIDA CORPORATION)

SECT 17 CH 63:37

ARTICLE I

The name of this corporation is Harbor Place At Peppertree Condominium Association, Inc.

ARTICLE II

The purpose for which this corporation is organized is to act as the governing association of the proposed Harbor Place Condominium, located at Fort Myers, Florida. The principal address of the corporation is 15065 McGregor Boulevard, #108, Fort Myers, Florida 33908

ARTICLE III

The qualification of members and the manner of their admission shall be as follows: Any approved person or persons who hold title in fee simple to a Condominium unit in the Condominium shall by virtue of such ownership be a member of this corporation. Provided however, that transfer of membership shall be made only as a part of and incident to the transfer of ownership of a condominium unit with such transfers being subject to and controlled by the transfer procedures set forth in the Declaration of Condominium. After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Lee County, Florida, a deed or other instrument establishing record title to a unit in the condominium and the delivery of a copy of the recorded instrument to the Association within a reasonable time following such recordation. Such delivery is not required for initial conveyances by the Developer. The owner designated

by such instrument thereby becomes a member of the Association and the membership of the previous owner is thereby terminated.

ARTICLE IV

This corporation shall exist perpetually.

ARTICLE V

The name and residence of the Incorporator is as follows:

Richard D. DeBoest
1415 Hendry Street
Fort Myers, Florida 33901

The rights and interests of the Incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

ARTICLE VI

The affairs of the corporation are to be managed initially by a Board of three Directors (which may be expanded to five) who will be appointed by the Developer as provided for in the By-Laws. Subsequent Boards may be composed of either three or five Directors.

ARTICLE VII

The names of the Officers who are to serve until the first election or appointment under the Articles of Incorporation are:

DONALD L. FASIG - President
CAROL ROGERSON - Vice President
JAMES VI : - Secretary/Treasurer

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be three, and their names and addresses are as follows:

DONALD L. FASIG
15065 McGregor Boulevard, #108
Fort Myers, Florida 33908

CAROL ROGERSON
884 Westlawn
Berea, Ohio

JAMES VINE
McQuilken, Vint, Barber, CPA's
14600 Detroit Avenue, #1450
Lakewood, Ohio 44107

ARTICLE IX

After turnover, the By-Laws of the corporation are to be made, altered or rescinded by 67% of the voting interests of the corporation; prior to turnover by a majority of the Directors alone.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

After turnover, an Amendment may be proposed by either the Board of Directors or by Twenty-five Percent (25%) of the voting interests and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By-Laws, which includes a notice of the substance of the proposed Amendment; prior to turnover by a majority of the Directors alone.

After turnover, the Amendment must be approved by a vote of 67% of the voting interests of the corporation; prior to turnover, by the Directors alone.

ARTICLE XI

Each unit in the Condominium shall have one full indivisible vote.

ARTICLE XII

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIII

This corporation shall have all the powers permitted by law together with such additional specific powers as are contained in the Declaration and By-Laws.

ARTICLE XIV

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of Association property or through the rebate of the excess membership dues, fees or assessments.

ARTICLE XV

The name the resident agent and place for service of process shall be Donald L. Fasig, whose address is: 15065 McGregor Boulevard, #108, Fort Myers, Florida 33908.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 12th day of APRIL, 1995.




RICHARD D. DeBOEST (SEAL)

STATE OF FLORIDA
COUNTY OF LEE

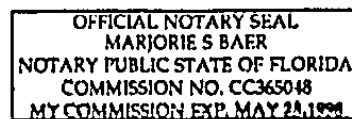
The foregoing instrument was acknowledged before me this 12th day of April, 1995, by RICHARD D. DeBOEST, who is personally known to me.

NOTARY PUBLIC:

(Sign) 


(Print) MARJORIE S. BAER
STATE OF FLORIDA AT LARGE (SEAL)

My Commission Expires:



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


DONALD L. FASTIG

55 APR 17 PM 12:37

FILED
CLERK OF STATE
-

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION
FOR
REINSTATEMENT



FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State
DIVISION OF CORPORATIONS

DOCUMENT # N95000001897

1. Corporation Name

HARBOR PLACE AT PEPPERTREE CONDOMINIUM ASSOCIATION, INC.

Principal Place of Business

Mailing Address

15065 MCGREGOR BLVD
#100
FT MYERS FL 33908

15065 MCGREGOR BLVD
#100
FT MYERS FL 33908

If above addresses are incorrect in any way, line through incorrect information and enter correction below.

2. New Principal Office Address, If Applicable

14831 Laguna Drive
Suite, Apt. #, etc.

3. New Mailing Office Address, If Applicable

14831 Laguna Drive
Suite, Apt. #, etc.

4. Date Incorporated or Qualified
To Do Business in Florida

04/17/1995

5. FEI Number

65-0694452

Applied For

Not Applicable

6.

CERTIFICATE OF STATUS DESIRED ☐

\$8.75 Additional Fee Required
for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1. Title(s)	2. Name of Officers and/or Directors	3. Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4. City / State / Zip
PD	FASIG, DONALD L	15065 MCGREGOR BLVD #100 14831 Laguna Drive	FT MYERS FL 33908
VD	ROGERSON, CAROL	884 WESTLAWN	BEREA OH
STD	VINE, JAMES	14600 DETROIT AVE #1450	LAKEWOOD OH 44107

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-01/09/97--01014--001
****236.25 ****236.25

8. Name and Address of Current Registered Agent

FASIG, DONALD L
15065 MCGREGOR BLVD
#100
FT MYERS FL 33908

9. Name and Address of New Registered Agent

Name

Street Address (P.O. Box Number is Not Acceptable)

14831 Laguna Drive
Suite, Apt. #, Etc.

City

State

FL

Zip Code

10. I, being appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of
Registered Agent

[Signature]

REGISTERED AGENT MUST SIGN

Date 12-27-96

11. Does this corporation pay any intangible tax to the
Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☒

(See other side for information on intangible tax.)

12. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in chapter 607 or 617, F.S. I further certify that when filing this reinstatement application, the reason for dissolution has been eliminated, the corporate name satisfies the requirements of section 607.0401 or 617.0401, F.S., that all fees owed by the corporation have been paid and the names of individuals listed on this form do not qualify for an exemption under section 119.07(3)(i), F.S. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made under oath.

SIGNATURE:

[Signature]

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

12-27-96 941-433-1100
Date Daytime Phone #