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ESTABLISHED 1947

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**95000002301**

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

RE: THE BILTMORE AT BAY COLONY 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.

**ARTICLES OF INCORPORATION**  
**OF**  
**THE BILTMORE AT BAY COLONY CONDOMINIUM ASSOCIATION, INC.**  
**(A NONPROFIT FLORIDA CORPORATION)**

FILED  
95 MAY -8 PM 11:05  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLE I**

The name of this corporation is The Biltmore At Bay Colony Condominium Association, Inc.

**ARTICLE II**

The purpose for which this corporation is organized is to act as the governing association of the proposed Biltmore At Bay Colony, A Condominium, located at 8473 Bay Colony Drive, Naples, Florida 33963.

**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 Collier 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:

GEORGE R. PAGE - President  
ROBERT L. ELWOOD - Vice President  
THAD KIRKPATRICK - Secretary  
PAMELA L. WALKER - Treasurer

ARTICLE VIII

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

GEORGE R. PAGE  
801 Laurel Oak Drive, Suite 102  
Naples, Florida 33963

ROBERT L. ELWOOD  
801 Laurel Oak Drive, Suite 102  
Naples, Florida 33963

PAMELA L. WALKER  
801 Laurel Oak Drive, Suite 102  
Naples, Florida 33963

#### 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 Thad Kirkpatrick, whose address is: 801 Laurel Oak Drive, Suite 500, Naples, Florida 33963.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 25 day of APRIL, 1995.

 (SEAL)  
RICHARD D. DeBOEST

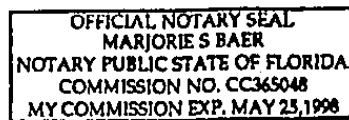
STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 1995, by RICHARD D. DeBOEST, who is personally known to me.

NOTARY PUBLIC:

(Sign) 

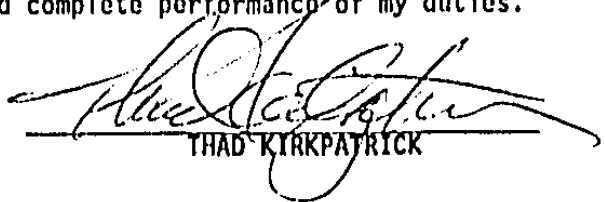
(Print) Marjorie S. Baer  
STATE OF FLORIDA AT LARGE (SEAL)  
My Commission Expires:



FILED  
95 MAY -8 11:11 AM  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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.

  
THAD KIRKPATRICK