

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-9171  
904-222-0191

800-342-8086



*Handwritten: 19600000241*

ACCOUNT NO : 711000032

REFERENCE : 705480 81162A

AUTHORIZATION :

*Handwritten: Patricia Pyjute*

COST LIMIT : \$ 122.50

ORDER DATE : December 28, 1995

600001672886

ORDER TIME : 9:44 AM

ORDER NO. : 705480

CUSTOMER NO: 81162A

CUSTOMER: Robert C. Adamski, Esq  
ROBERT C. ADAMSKI, ESQ

Suite 201, 1st National Bank B  
2724 Del Prado Boulevard South  
Cape Coral, FL 33904

DOMESTIC FILING

NAME: THE VILLAGE OF CHIQUITA  
CONDOMINIUM ASSOCIATION, INC.

XX        ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX        CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS: \_\_\_\_\_

*Vertical stamp:*  
RECEIVED  
95 DEC 28 AM 11:09  
DIVISION OF CORP. REGISTRATION  
FILED  
96 JAN 16 PM 1:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Handwritten:*  
2295, 6/15

*Handwritten:*  
2025-25107

T. BROWN JAN 16 1996



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

December 28, 1995

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: THE VILLAGE OF CHIQUITA CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W95000025107

We have received your document for THE VILLAGE OF CHIQUITA CONDOMINIUM ASSOCIATION, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6932.

Teresa Brown  
Corporate Specialist

Letter Number: 695A00055637

ARTICLES OF INCORPORATION  
OF  
THE VILLAGE OF CHIQUITA CONDOMINIUM ASSOCIATION, INC.

FILED  
86 JAN 16 PM 1:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, do hereby associate ourselves together for the purposes of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be: The Village of Chiquita Condominium Association, Inc.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718), for the operation of the The Village of Chiquita located and with principal office at 5011 S.W. 16th Place, Cape Coral, Lee County, Florida, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said condominium, as set forth in the Declaration of Condominium establishing said condominium and exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in the corporation shall be limited to such condominium parcel owners.

Admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Lee County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

## ARTICLE V

The names and residences of the subscribers to these Articles of Incorporation are as follows:

Joseph Gordin  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

Ruth Gordin  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

## ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Administrators composed of not less than three (3) nor more than the number specified in the bylaws. The administrators, subsequent to the first Board of Administrators, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of administrators and for filling vacancies shall be established by the bylaws.

Section 2. The principal officers of the corporation shall be: President, Vice President, Secretary, Treasurer; (the last two officers may be combined), Who shall be elected from time to time, in the manner set forth in the bylaws adopted by the corporation.

## ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and bylaws, are as follows:

Joseph Gordin: Director/President  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

Ruth Gordin: Director/Secretary and Treasurer  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

#### ARTICLE VIII

The following persons shall constitute the first Board of Administrators and shall serve until the first election of the Board of Administrators at the first regular meeting of the membership:

Joseph Gordin  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

Marcia Gray  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

Ruth Gordin: Director  
5011 S.W. 16th Place  
Cape Coral, Florida 33914

#### ARTICLE IX

The bylaws of the corporation shall initially be made and adopted by its first Board of Administrators.

Prior to the time the property described in Article II hereinabove has been submitted to Condominium ownership by the filing of the Declaration of Condominium, the bylaws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership by a vote of unit owners entitled to exercise sixty-seven (67%) or more of the total voting power of the Association.

#### ARTICLE X

Amendments to these Articles of Incorporation may be proposed by one third of the members or any two administrators and shall be adopted in the same manner as is provided for the amendment of the bylaws as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the secretary or an assistant secretary, and executed and acknowledged by the president or vice president, has been filed with the Secretary of State, and all filing fees paid.

#### ARTICLE XI

This corporation shall have all the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and recreational facilities.

## ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Administrators or officers.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings that do occur shall inure to the benefit of any private member.

If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceed the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his interest in the common elements of the condominium.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and bylaws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and bylaws.

## ARTICLE XIII

The street address of the initial registered office of this corporation is 2724 Del Prado Blvd., Suite 201, Cape Coral, Florida 33904, and the name of the initial registered agent of this corporation at the address is Robert C. Adamski.

THE SIGNATURES OF THE SUBSCRIBERS APPEAR ON THE NEXT FOLLOWING PAGE.

IN WITNESS WHEREOF, the subscribers hereto have hereunto set their hands and seals  
this 27 day of DECEMBER, 1995.

Signed, sealed and delivered  
in the presence of.

Robert C. Adamski  
ROBERT C. ADAMSKI

Trudy Bolejack  
Trudy Bolejack

Joseph S. Gordin  
Joseph S. Gordin

Ruth Gordin  
Ruth Gordin

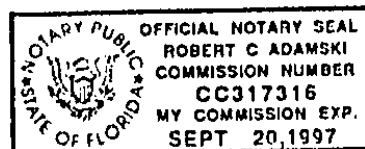
STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY that on this 27 day of DECEMBER, 1995, before me, a Notary  
Public duly authorized in the State and County named above to take acknowledgements,  
personally appeared JOSEPH S. GORDIN AND RUTH GORDIN, personally known to me to be  
the persons described in and who executed the foregoing Articles of Incorporation and  
Acknowledged before me that they executed same.

Robert C. Adamski  
Notary Public

My Commission Expires:

ROBERT C. ADAMSKI



Acceptance by Registered Agent

The undersigned person, Robert C. Adamski, states he is familiar with and accepts the duties and responsibilities as registered agent for the corporation.

  
Robert C. Adamski

FILED  
96 JAN 16 PM 1:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Prepared by:  
Robert C. Adamski, Esquire  
2724 S. Del Prado Blvd.  
Cape Coral, FL 33904