

N96000001663

HAYS, JIM
TALLAHASSEE, FL 32301
904-222-9171
904-222-0111

FILED

96 MAR 20 PM 2:48

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CSC networks
PROFESSIONAL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 895300 80477A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : March 26, 1996

ORDER TIME : 9:45 AM

ORDER NO. : 895300

CUSTOMER NO: 80477A

CUSTOMER: Richard D. Deboest, Esq
ALLEN KNUDSEN DEBOEST EDWARDS
& ROBERTS, P.A.
1415 Hendry Street

Ft. Myers, FL 33901

000001 758350
-03/26/96--01150--012
***122.50 ***122.50

DOMESTIC FILING

NAME: THE WINDSOR AT BAY COLONY
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: CLINT FUHRMAN

EXAMINER'S INITIALS: _____

RECEIVED
96 MAR 26 PM 1:22
DIVISION OF CORPORATION

KATHY H. MAR 27 1996

ALLEN, KNUDSEN, DeBOEST & ROBERTS, P.A.

ATTORNEYS AT LAW
ESTABLISHED 1947

1415 HENDRY STREET
POST OFFICE BOX 1480
FORT MYERS, FLORIDA 33902
TELEPHONE (811) 334-1361
FACSIMILE (811) 334-0260

PARKWAY FINANCIAL CENTER
2150 GOODLETTE ROAD, SUITE 305
NAPLES, FLORIDA 33940
TELEPHONE (811) 598-2133

GEORGE E. ALLEN (1916-1994)
BRENDA A. BAILEY
LOUIE W. CHAFFORD
CHRISTOPHER N. DAVIS
RICHARD D. DeBOEST
RICHARD D. DeBOEST II
ROBERT H. DECKWALL
C. MICHAEL JACKSON

PLEASE REPLY TO:
FORT MYERS OFFICE

ARTHUR K. KNUDSEN, JR.
TERENCE E. LINICK
HOWARD S. RHODAS, RETIRED
CHARLES M. ROBERTS
*LINDA W. MILLER
WILLIAM E. STOCKMAN
TAMARA EADY WINEMAN

*BOARD CERTIFIED IN
MARITAL AND FAMILY LAW

March 25, 1996

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

**RE: THE WINDSOR 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/ymg
Encs.

FILED

96 MAR 26 PM 2:48

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

THE WINDSOR AT BAY COLONY CONDOMINIUM ASSOCIATION, INC.

(A NONPROFIT FLORIDA CORPORATION)

ARTICLE I

The name of this corporation is The Windsor 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 The Windsor At Bay Colony, A Condominium, located at 8477 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
CARLOS A. RIVERA - 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

CARLOS A. RIVERA
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.

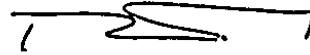
ARTICLE XIV

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 **Richard D. DeBoest**, whose address is: **1415 Hendry Street, Fort Myres, Florida 33901.**

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 25th day of March, 1996.


_____(SEAL)
RICHARD D. DeBOEST

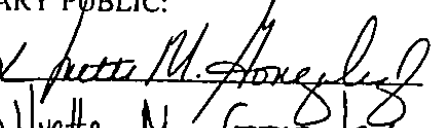
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25th day of March, 1996, by **RICHARD D. DeBOEST**, who is personally known to me.

NOTARY PUBLIC:

(Sign)

(Print)


Yvette M. Gonzalez
STATE OF FLORIDA AT LARGE (SEAL)

My Commission Expires:



FILED

96 MAR 26 PM 2:48

ACCEPTANCE OF REGISTERED AGENT

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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.



RICHARD D. DeBOEST