

N 96000002599

ANTHONY J. GARGANO  
JEREMY W. LEASURE  
RICHARD M. MARCHEWKA  
\*ALSO ADMITTED IN LOUISIANA  
FLORIDA CERTIFIED MEDIATOR

ATTORNEYS AND COUNSELORS AT LAW

1880 ROYAL PALM SQUARE BOULEVARD  
SUITE 200  
FORT MYERS, FLORIDA 33910  
TELEPHONE: (813) 755-7515  
TELEFAX: (813) 755-0850

REGISTRY  
POST OFFICE BOX 61100  
FORT MYERS, FL 33906-1100

April 29, 1996

Secretary of State  
Division of Corporations  
Post Office Box 6237  
Tallahassee, Florida 32314

EFFECTIVE DATE  
April 29, 1996

400001807104  
-05/03/96--01075--020  
\*\*\*\*122.50 \*\*\*\*122.50

RE: ARTICLES OF INCORPORATION FOR  
CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY  
ASSOCIATION, INC., a Non-Profit Corporation

Dear Sir:

Enclosed please find one original and one (1) copy of the Articles of Incorporation of Carefree Resort of Southwest Florida Community Association, Inc. I am also enclosing a check made payable to the Secretary of State in payment of your required fees as follows:

Filing Fee:	\$35.00
Registered Agent Filing Fee:	35.00
Certified Copy Fee:	52.50

TOTAL: \$122.50

After the Articles have been filed, please furnish me with a certified copy. Thank you for your cooperation and assistance in connection with this matter.

Sincerely,

LEASURE, GARGANO & MARCHEWKA, P.A.

*Anthony J. Gargano*  
Anthony J. Gargano

AJG:dc  
Enclosures  
cc: Client

95 MAY -3 PM 1:25  
TALLAHASSEE FL 32314

GB 5/15/96



FLORIDA DEPARTMENT OF STATE  
Sandra B. Morham  
Secretary of State

26 MAY -3 PM 1:26

STATE  
FLORIDA

May 9, 1996

ANTHONY J. GARGANO  
P.O. BOX 61169  
FT MYERS, FL 33906-1169

EFFECTIVE DATE  
April 29, 1996

SUBJECT: CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY  
ASSOCIATION, INC.  
Ref. Number: W96000009906

We have received your document for CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

The name and capacity of the person signing the document must be noted beneath or opposite the 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) 487-6931.

Garrett Blanton  
Document Specialist

Letter Number: 996A00022709

FILED  
MAY 1 1996  
CLERK  
Ft. Myers

**ARTICLES OF INCORPORATION OF  
CAREFREE RESORT OF SOUTHWEST FLORIDA  
COMMUNITY ASSOCIATION, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

**ARTICLE I - NAME**

The name of this Corporation is CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY ASSOCIATION, INC.

**ARTICLE II - PURPOSE**

**EFFECTIVE DATE**  
April 29, 1996

This Corporation is organized to act as the governing association of CAREFREE RESORT OF SOUTHWEST FLORIDA located at 3000 Carefree Boulevard, Fort Myers, Florida 33917.

**ARTICLE III - MEMBERSHIP**

This Corporation is organized on a non-stock basis and shall not issue shares of stock. Membership shall be evidenced by a Certificate of Membership. The qualification of members and the manner of their admission shall be as follows: Every owner of a lot within the CAREFREE RESORT OF SOUTHWEST FLORIDA shall be a member. When any lot is owned by two or more persons, or other legal entity, all those persons or entities shall be members. An owner of more than one lot shall be entitled to one membership for each lot owned. Membership shall be appurtenant to, and may not be separated from, ownership of any lot, and it shall be automatically transferred by conveyance of that lot.

**ARTICLE IV - EXISTENCE**

This Corporation shall exist perpetually. However, in the event this Corporation is dissolved, the common area, including but not limited to, the storm water management system, and any other facility required by government development order or permit, including but not limited to, if required: private streets and adjacent drainage, utilities, public water and sewage system, open space, parks, recreation areas and buffers, in accordance with those government regulations or permits which are applicable thereto and the Declaration, will be conveyed and/or dedicated to a similar non-profit organization to assure continued maintenance in perpetuity.

**ARTICLE V - SUBSCRIBER(S)**

The name and residence of the subscriber to these Articles of Incorporation is as follows:

CGR Development Corporation  
3000 Carefree Boulevard  
Ft. Myers, FL 33917

#### **ARTICLE VI - MANAGEMENT**

The affairs of the Corporation are to be managed initially by a Board of Administration with three (3) members. The manner by which the members of the Board of Administration shall be elected or appointed is set forth in the bylaws of the Corporation.

#### **ARTICLE VII - INITIAL BOARD OF ADMINISTRATION**

The number of persons constituting the first Board of Administration shall be three (3) and their names and addresses are as follows:

Gina Razete  
3000 Carefree Boulevard  
Fort Myers, FL 33917

Cathy Groene  
3000 Carefree Boulevard  
Fort Myers, FL 33917

Sue Coller  
3000 Carefree Boulevard  
Fort Myers, FL 33917

#### **ARTICLE VIII - INITIAL OFFICERS**

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

President:	Gina Razete
Vice President:	Cathy Groene
Secretary:	Cathy Groene
Treasurer:	Gina Razete

#### **ARTICLE IX - BYLAWS**

The Bylaws of the Corporation are to be made, altered or rescinded by the members of the Corporation as provided in the Bylaws.

## ARTICLE X - AMENDMENTS

Amendments to these Articles of Incorporation may be proposed and adopted at any regular meeting or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws.

## ARTICLE XI - POWERS

This Corporation shall have all powers and authority granted to it by the Florida Not for Profit Corporation Act, Chapter 617, Florida Statutes, including, but not limited to:

1. This Corporation may own and convey property.
2. This Corporation shall establish Bylaws as well as Rules and Regulations.
3. This Corporation shall assess members of the Corporation and enforce those assessments according to the Bylaws.
4. This Corporation may sue and be sued.
5. This Corporation may contract for services necessary for operation and maintenance.
6. This Corporation shall operate, maintain, replace and operate the common area and common property, including but not limited to, the surface water management system as permitted by the South Florida Water Management District, including all lakes, retention areas, culverts, and related appurtenances, as well as the conservation areas which include, but are not limited to the reserved wetlands, upland buffers and upland construction areas.
7. This Corporation shall operate, maintain, replace and operate those facilities if required by governmental development order or permit: private streets and adjacent drainage, utilities, public water and sewage system, open space, parks, recreation areas and buffers, in accordance with those government regulations or permits which are applicable thereto and the Declaration.
8. This Corporation shall have all other powers necessary for the purposes for which the Association is organized and to carry out its duties as set forth in the declaration of Covenants and Restrictions for Carefree Resort of Southwest Florida and amendments thereto.

## ARTICLE XII - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this Corporation is 3000 Carefree Boulevard, Fort Myers, Florida 33917. The name of the initial registered agent of this Corporation is:

Gina Razete  
3000 Carefree Boulevard  
Fort Myers, FL 33917

## ARTICLE XIII - INDEMNIFICATION

The Association shall indemnify every member of the Board of Administration and every officer, his/her heirs, personal representatives and assigns against all loss, cost and expenses reasonably incurred by him/her in connection with any action, suit or proceeding which he/she may be a party by reason of his/her being or having been a Board of Administration member or officer of the Association, including reasonable attorneys' fees, except as to matters wherein he/she shall be finally adjudged in such action, suit or proceeding to be liable for, or guilty of, gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Board Member or officer may be entitled. The Board may, as and when available, obtain officers' and Board of Administration members' liability insurance and the cost shall be a common expense.

## ARTICLE XIV - COMMENCEMENT OF CORPORATION EXISTENCE

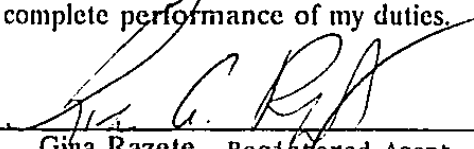
In accordance with Section 607.0123(b), Florida Statutes, the date when corporate existence shall commence is the date of subscription and acknowledgement of these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 29th day of April, 1996.

By:   
Gina Razete, Subscriber

## ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent to accept service of process for Carefree Resort of Southwest Florida Community Association, Inc., at the place designated in these Articles, I 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.

By:   
Gina Razete, Registered Agent

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29th day of April, 1996 by Gina Razete, who is personally known to me and who did (did not) take an oath.

*Diana M. Celia*  
Notary Public

DIANA M. CELIA  
(Typed name)

My commission expires:



N96.000002599

**LEASURE, GARGANO & MARCHEWKA, P.A.**

ATTORNEYS AND COUNSELLORS AT LAW

1890 ROYAL PALM SQUARE BOULEVARD

FORT MYERS

FORT MYERS, FLORIDA 33910

TELEPHONE (813) 975-7515

TELEFAX (813) 975-0850

ANTHONY J. GARGANO

JEFFREY W. LEASURE

RICHARD M. MARCHEWKA\*

\*ALSO ADMITTED IN LOUISIANA

FLORIDA CERTIFIED MEDIATOR

REPLY TO

POST OFFICE BOX 01100

FORT MYERS, FL 33906-1100

February 11, 1997

Secretary of State  
Division of Corporations  
P.O. Box 1500  
Tallahassee, FL 32302-1500

600002092246--0

-02/19/97--01079--004  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

Re: Carefree Resort of Southwest Florida Community Association, Inc.

Dear Sir/Madam:

Pursuant to the above-referenced enclosed please find Articles of Amendment to Articles of Incorporation of Carefree Resort of Southwest Florida community Association, Inc. changing the name to The Resort on Carefree Boulevard Community Association, Inc.

Also, please find a check made payable to your office in the amount of \$35.00 representing your fee for filing the enclosed Amendment to Articles of Incorporation.

Please feel free to contact if you should require anything further.

Sincerely,

*Rebecca D. Stokes*

Rebecca D. Stokes  
Legal Assistant

Enclosures: as stated

~~1097-4264~~

N/c

VS APR 14 1997

FILED  
97 APR -9 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA  
FILED  
97 APR -9 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA





FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

February 24, 1997

REBECCA D. STOKES  
POST OFFICE BOX 61169  
FORT MYERS, FL 33906-1189

SUBJECT: CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY  
ASSOCIATION, INC.  
Ref. Number: N96000002599

We have received your document for CAREFREE RESORT OF SOUTHWEST FLORIDA COMMUNITY ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors. *date - decision to change name*

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) 487-6909.

Velma Shepard  
Corporate Specialist

Letter Number: 997A00009498

RECEIVED  
97 APR -9 AM 6:47  
DIVISION OF CORPORATIONS

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
CAREFREE RESORT OF SOUTHWEST FLORIDA  
COMMUNITY ASSOCIATION, INC.  
(A NON-PROFIT FLORIDA CORPORATION)

FILED  
97 APR -9 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

Article I of the articles of incorporation of Carefree Resort of Southwest Florida Community Association, Inc. was amended by the corporation's board of directors on January 30, 1997. The corporation is filing these articles of amendment to articles of incorporation pursuant to F.S. 607.0602.


1. The name of the corporation is amended to **The Resort On Carefree Boulevard Community Association, Inc.**

2. There are no members entitled to vote on this amendment.

3. The board of directors adopted this amendment to the Articles of Incorporation on January 30, 1997.

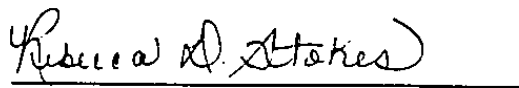
2. The foregoing amendment to articles of incorporation was duly adopted by the board of administration on January 30, 1997.

In witness whereof, the undersigned president and director of this corporation has executed these articles of amendment on April 7, 1997.

  
Gina A. Razete, President and Director

STATE OF FLORIDA    }  
                             }  
COUNTY OF LEE       }

The foregoing instrument was acknowledged before me this 7th day of April, 1997 by Gina A. Razete, who is personally known to me and who did (did not) take an oath.

  
Notary Public  
Rebecca D. Stokes

My commission expires:



REBECCA D. STOKES  
MY COMMISSION # CC468783 EXPIRES  
June 1, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

N.96.000002599

**LEAMURE, GARGANO & MARCHEWKA, P.A.**

ATTORNEYS AND COUNSELLORS AT LAW

1880 ROYAL PALM SQUARE BOULEVARD

SUITE 900

FORT MYERS, FLORIDA 33910

TELEPHONE: (813) 75-7815

TELECOPIER: (813) 75-0850

ANTHONY J. GARGANO

JEREMY W. LEAMURE

RICHARD M. MARCHEWKA\*

\*ALSO ADMITTED IN LOUISIANA

†FLORIDA CERTIFIED MEDIATOR

REPLY TO:

POST OFFICE BOX 01160

FORT MYERS, FL 33900-1160

February 11, 1997

600002092246--8

-02/19/97--01079--004

\*\*\*\*\*35.00 \*\*\*\*\*35.00

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Division of Corporations  
P.O. Box 1500  
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Please feel free to contact if you should require anything further.

Sincerely,

*Rebecca D. Stokes*

Rebecca D. Stokes  
Legal Assistant

Enclosures: as stated

~~6097-4264~~

N/c

VS APR 14 1997

FILED  
97 APR -9 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

February 24, 1997

REBECCA D. STOKES  
POST OFFICE BOX 61169  
FORT MYERS, FL 33906-1189

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Velma Shepard  
Corporate Specialist

Letter Number: 997A00009498

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ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
CAREFREE RESORT OF SOUTHWEST FLORIDA  
COMMUNITY ASSOCIATION, INC.  
(A NON-PROFIT FLORIDA CORPORATION)

FILED  
97 APR -9 AM 11:52  
SECRET  
TALLAHASSEE FLORIDA

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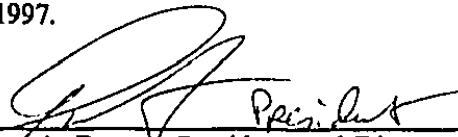
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3. The board of directors adopted this amendment to the Articles of Incorporation on January 30, 1997.

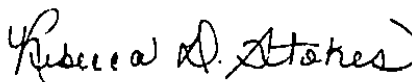
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Gina A. Razete, President and Director

STATE OF FLORIDA    }  
                             }  
COUNTY OF LEE       }

The foregoing instrument was acknowledged before me this 7th day of April, 1997 by Gina A. Razete, who is personally known to me and who did (did not) take an oath.

  
Notary Public  
Rebecca D. Stokes

My commission expires:



REBECCA D. STOKES  
MY COMMISSION # CC468783 EXPIRES  
JUNE 1, 1999  
BONDED THIRD TINY FARM INSURANCE INC