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PLEASE REPLY TO
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*BOARD CERTIFIED IN
MARITAL AND FAMILY LAW

September 23, 1996

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

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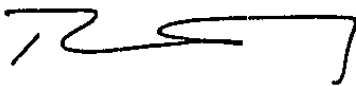
RE: TARPON COVE COMMUNITY ASSOCIATION, INC.

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

enc.

cc: Vivien Hastings
Thad Kirkpatrick

FILED
96 SEP 25 AM 9:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

9-27-96
HR

PREPARED BY:
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ARTICLES OF INCORPORATION

OF

TARPON COVE COMMUNITY ASSOCIATION, INC.

These are the Articles of Incorporation of Tarpon Cove Community Association, Inc.

ARTICLE I

The name of this corporation is **TARPON COVE COMMUNITY ASSOCIATION, INC.** whose address is 801 Laurel Oak Drive, Suite 500, Naples, Florida 34108.

ARTICLE II

The purpose for which this corporation is organized is to own and maintain the roads, swimming pools and other recreational facilities, the surface water management system, common area, irrigation and conservation areas. The Association must accept ownership when tendered by the Developer, at a time of Developer's selection, and this section may not be amended without the written approval of the Developer. Developer is WCI Communities Limited Partnership, its successors and assigns. Tarpon Cove is located at Naples in Collier County, Florida.

ARTICLE III

The qualification of members and the manner of their admission shall be as follow: Any person or persons who hold title in fee simple to a residential parcel, lot or unit in Tarpon Cove 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 unit. 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 parcel, lot or a unit in Tarpon Cove and the delivery of notice and a copy of the recorded deed or instrument to the Association. The owner(s) designated by such instrument thereby becomes a member(s) of the Association and the membership of the previous owner is thereby terminated.

ARTICLE IV

This corporation shall have the following general powers together with those set forth in F.S. 617, these Articles and in the By-Laws:

1. To own and convey property and grant easements therein.
2. To operate and maintain common property and specifically the roads, swimming pools and other recreational facilities, the surface water management system, common area, irrigation and conservation areas as permitted by the South Florida Water Management District including all lakes, retention areas, swales, culverts, pipes and related appurtenances.
3. Establish rules and regulations.
4. Make and adopt budgets, assess members, place liens and enforce such assessments.
5. Sue and be sued.
6. Contract for services for operation and maintenance.
7. All other powers necessary for the purposes for which this corporation has been organized.

ARTICLE V

This corporation shall exist perpetually, but if dissolved, the surface water management system shall be conveyed to an appropriate agency of local government or, if not accepted, dedicated to a similar non-profit corporation.

ARTICLE VI

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 VII

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 three or five Directors.

ARTICLE VIII

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

**KATHERINE C. GREEN - President
ARMANDO GOENAGA - Vice President
SUSAN PRITCHARD - Secretary/Treasurer**

ARTICLE IX

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

**KATHERINE C. GREEN
24860 Burnt Pine Drive
Bonita Springs, Florida 34134**

**ARMANDO GOENAGA
801 Laurel Oak Drive, Suite 500
Naples, Florida 34108**

SUSAN PRITCHARD
801 Laurel Oak Drive, Suite 500
Naples, Florida 34108

ARTICLE X

After turnover, the By-Laws of the corporation are to be made, altered or rescinded by two-thirds of the voting interests of the corporation; prior to turnover by the Directors alone. Any amendments affecting the surface water management system must have the prior approval of the South Florida Water Management District.

ARTICLE XI

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 the Directors alone.

After turnover, Amendments must be approved by a vote of two-thirds of the voting interests of the corporation; prior to turnover, by the Directors alone. Any amendments affecting the surface water management system must have the prior approval of the South Florida Water Management District.

ARTICLE XII

Each residential unit in the Tarpon Cove Community shall have one full indivisible vote.

ARTICLE XIII

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

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 Association Charter and By-laws, upon recordation, shall constitute covenants running with the land of the condominium and non-condominium developments established from time to time within Tarpon Cove whose unit owners are members of the Association.

ARTICLE XVI

The name of the resident agent and place for service of process shall be **Vivien Hastings**, whose address is: **801 Laurel Oak Drive, Suite 500, Naples, Florida 34108**.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 23^d day of September, 1996.



Richard D. DeBoest (Seal)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 23rd day of
September, 1996, by RICHARD D. DeBOEST, who is personally known to me.

NOTARY PUBLIC:

(Sign)

(Print)

Yvette M. Gonzalez
Yvette M. Gonzalez
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.


VIVIEN HASTINGS

FILED
96 SEP 25 AM 9:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA