

N 97 00000 5325

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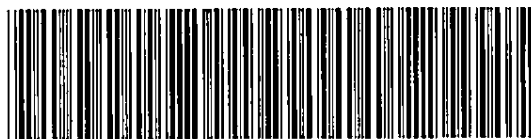
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THE UNITED STATES
CORPORATION
COMPANY

N97000005325

ACCOUNT NO. : 072100000032

REFERENCE : 534316 4390546

AUTHORIZATION :

Patricia Pizitz

COST LIMIT : \$ 122.50

ORDER DATE : September 18, 1997

ORDER TIME : 10:53 AM

ORDER NO. : 534316-035

CUSTOMER NO: 4390546

600002297286--7

CUSTOMER: Ms. Carin Melby
WCI COMMUNITIES, INC.

Suite 300
24301 Walden Center Drive
Bonita Springs, FL 34134

RECEIVED

97 SEP 18 PM 11:32

DIVISION OF CORPORATION

DOMESTIC FILING

NAME: SEASIDE AT PELICAN SOUND
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: Carina L. Dunlap

EXAMINER'S INITIALS:

Dmc 9/18/97

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

97 SEP 18 AM 9:06

FILED

ARTICLES OF INCORPORATION
OF
SEASIDE AT PELICAN SOUND
CONDOMINIUM ASSOCIATION, INC.

(A Not-For-Profit Florida Corporation)

FILED
97 SEP 18 AM 9:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of this corporation is Seaside at Pelican Sound Condominium Association, Inc.

ARTICLE II

The purpose for which this corporation is organized is to act as the governing association of the proposed Seaside at Pelican Sound, a Condominium. The principal place of business of this corporation shall be 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

ARTICLE III

The corporation shall exist perpetually.

ARTICLE IV

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 Lee County, Florida, a deed or other instrument establishing 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 V

The name and address of the Incorporator is as follows:

Vivien N. Hastings
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

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 this 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 number of directors constituting the initial Board of Directors shall be three (3) and their names and addresses are as follows:

Stefan O. Johansson
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

Mary Beth Ebenger
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

Jerry H. Schmoyer
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

ARTICLE VIII

The names of the Officers who are to serve until the first annual meeting of the Board of Directors or until their successors are duly elected and qualified:

Stefan Johansson	President
Jerry H. Schmoyer	Vice President
Mary Beth Ebenger	Secretary / Treasurer

ARTICLE IX

After turnover, the By-Laws of this corporation are to be made, altered or rescinded by 67% of the voting interests of this 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 this corporation; prior to turnover, by a majority of 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

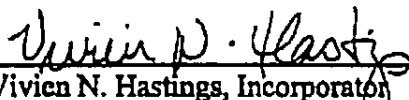
No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance or care of Association property or through the rebate of the excess membership dues, fees or assessments.

ARTICLE XV

The name of the registered agent and place for service of process shall be:

Vivien N. Hastings
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

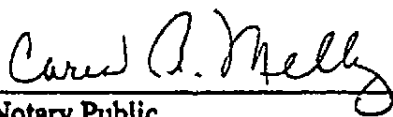
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 17th day of September, 1997.


Vivien N. Hastings, Incorporator

STATE OF FLORIDA
COUNTY OF LEE

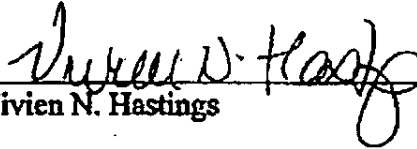
The foregoing instrument was acknowledged before me this 17th day of September, 1997, by Vivien N. Hastings, who is personally known to me.




Notary Public

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 N. Hastings

FILED
9 SEP 13 AM 9:07
TALLAHASSEE, FLORIDA
SECRETARY OF STATE