

03/10/98 TUE 14:51 FAX 941 489 2444

SMOOT ADAMS

001

N 9800000/405

FILED  
98 MAR 10 AM 7:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

3/10/98

FLORIDA DIVISION OF CORPORATIONS  
PUBLIC ACCESS SYSTEM  
ELECTRONIC FILING COVER SHEET

1:58 PM

((H98000004705 3))

TO: DIVISION OF CORPORATIONS

FAX #: (850) 922-4001

FROM: SMOOT ADAMS EDWARDS & GREEN, P.A.  
CONTACT: HOPE DELORME  
PHONE: (941) 489-1776

ACCT#: 071600002745

FAX #: (941) 489-2444

NAME: PLANTATION VIEW SHOPPING CENTER COMMERCIAL C

AUDIT NUMBER.....H98000004705

DOC TYPE.....FLORIDA NON-PROFIT CORPORATION

CERT. OF STATUS..0

PAGES..... 4

CERT. COPIES.....1

DEL.METHOD.. FAX

EST.CHARGE.. \$122.50

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX  
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

\*\* ENTER 'M' FOR MENU. \*\*

File No.: 9023.0005

Client: South Seas

Atty: 107 - SAH

B. REGISTER MAR 11 1998

H980000047053

FILED  
MAR 10 AM 7:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF  
PLANTATION VIEW SHOPPING CENTER  
COMMERCIAL CONDOMINIUM ASSOCIATION, INC.  
(A NON-PROFIT FLORIDA CORPORATION)

ARTICLE I - NAME

The name of this Corporation is PLANTATION VIEW SHOPPING CENTER COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

ARTICLE II - PURPOSE

This corporation is organized to act as the governing association of PLANTATION VIEW SHOPPING CENTER COMMERCIAL CONDOMINIUM located at 14820 Captiva Drive, S.W., Captiva, Florida 33924. This corporation is a non-profit corporation.

ARTICLE III - MEMBERSHIP

The qualification of members and the manner of their admission shall be as follows: A person or entity who holds title in fee simple to a condominium unit in PLANTATION VIEW SHOPPING CENTER COMMERCIAL CONDOMINIUM shall, by virtue of ownership, be a member of the corporation. Each unit shall be entitled to the votes described in the Declaration.

ARTICLE IV - EXISTENCE

This corporation shall exist perpetually.

ARTICLE V - SUBSCRIBER(S)

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

Bert L. Jenks  
1630 Periwinkle Way, Suite C  
Sanibel, Florida 33957

ARTICLE VI - MANAGEMENT

The affairs of the corporation are to be managed initially by a Board of Directors with three (3) members. Members of the Board of Directors shall be elected as provided in the Declaration and Bylaws.

ARTICLE VII - INITIAL OFFICERS

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

President:  
Bert L. Jenks  
1630 Periwinkle Way, Suite C  
Sanibel, Florida 33957

Secretary/Treasurer:  
Joan M. Good  
1630 Periwinkle Way, Suite C  
Sanibel, Florida 33957

Vice President:  
Hartley Morey  
P.O. Box 425  
Captiva, Florida 33924

ARTICLE VIII - INITIAL BOARD OF Directors

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

Bert L. Jenks  
1630 Periwinkle Way, Suite C  
Sanibel, Florida 33957

Joan M. Good  
1630 Periwinkle Way, Suite C  
Sanibel, Florida 33957

Hartley Morey  
P.O. Box 425  
Captiva, Florida 33924

Samuel J. Hagen, Esq.  
12800 University Drive  
Fort Myers, FL 33907 Ph: (941) 489-1776  
FL Bar No.: 00668778

H980000047053

H980000047053

The manner in which the Board of Directors members are elected or appointed is set forth in the By-Laws.

#### 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 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 Condominium Act, Chapter 718, Florida Statutes and the Declaration of Condominium of PLANTATION VIEW SHOPPING CENTER COMMERCIAL CONDOMINIUM, 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 of the Condominium.
3. This Corporation shall assess members of the Corporation and enforce those assessments according to the Declaration of Condominium.
4. - This Corporation may sue and be sued.
5. This Corporation may contract for services necessary to the operation and maintenance of the common elements of the Condominium.

#### ARTICLE XII - INITIAL REGISTERED OFFICE AND REGISTERED AGENT AND PRINCIPAL OFFICE

The principal place of business of this corporation shall be 14820 Captiva Drive, S.W., Captiva, Florida 33924. The address of the registered agent of this corporation is 695 Tarpon Bay Road, Sanibel, Florida 33957. The name of the registered agent at that address is Jerrold S. Stern.

#### ARTICLE XIII - INDEMNIFICATION

The Association shall indemnify every member of the Board of Directors 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 Directors 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 Directors members' liability insurance and the cost shall be a common expense.

H980000047053

03/10/98 TUE 14:53 FAX 941 489 2444

SMOOT ADAMS

2004

H980000047053

IN WITNESS WHEREOF, the undersigned subscriber has executed  
these Articles of Incorporation this 9th day of  
March, 1998.

Anthony J. Gargano  
Witness

Patricia A. McQuinn  
Witness

Bert L. Jenks

H980000047053

03/10/98 TUE 14:53 FAX 941 489 2444

SMOOT ADAMS

005

H980000047053

REGISTERED AGENT ACCEPTANCE

I hereby acknowledge and accept the assignment of registered agent for this corporation.

Jerrold S. Stern  
Jerrold S. Stern, Registered Agent

FILED  
98 MAR 10 AM 7:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H980000047053