

N 98000001997



**THE UNITED STATES
CORPORATION**
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 770625 5801A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : April 6, 1998

ORDER TIME : 2:30 PM

ORDER NO. : 770625-005

CUSTOMER NO: 5801A

CUSTOMER: Christopher J. Shields, Esq
PAVESE GARNER HAVERFIELD
DALTON HARRISON & JENSEN

000002480420--5
-04/07/98--01001--015
****122.50 ****122.50

1833 Hendry Street
Fort Myers, FL 33901-3095

DOMESTIC FILING

NAME: HERITAGE ESTATES II HOMEOWNERS
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR -6 AM 8:32

98 APR -6 PM 2:31
DIVISION OF CORPORATIONS
RECEIVED
4/7/98

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR -6 AM 8:32

ARTICLES OF INCORPORATION

HERITAGE ESTATES II HOMEOWNERS ASSOCIATION, INC

Pursuant to Section 617.01201, Florida Statutes (1995), these Articles of Incorporation are created by Joseph Grimes, 10491 Six Cypress Mile Parkway, Suite 101 Ft. Myers, FL 33912, as sole Incorporator, for the purpose set forth below.

ARTICLE I

NAME: The name of the corporation is Heritage Estates II Homeowners Association, Inc., sometimes hereinafter referred to as the "Association."

ARTICLE II

PRINCIPAL OFFICE: The principal office of the corporation is located at 10491 Six Mile Cypress Parkway, Suite 101, Ft. Myers, FL 33912.

ARTICLE III

PURPOSE AND POWERS: This Association will not permit pecuniary gain or profit and will make no distribution of its income to its members, officers or Directors. It is a corporation not for profit organized on a non-stock basis for the purpose of establishing a corporate residential neighborhood homeowners association which will, subject to a Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Lee County, Florida, have the powers described herein. The Association shall have all of the common law and statutory powers of a Florida corporation not for profit consistent with these Articles and with the Declaration of Covenants, Conditions and Restrictions to which these Articles shall be an exhibit; and it shall have all of the powers and authority reasonably necessary or appropriate to the operation and regulation of a residential neighborhood, subject to the Declaration, as it may from time to time be amended, including but not limited to the power to:

(A) Fix, levy, collect and enforce payment by an lawful means all charges or assessments levied pursuant to the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all license fees, taxes or governmental charges.

(B) Enforce any and all covenants, conditions, restrictions and agreements applicable to the residential neighborhood known as Heritage Estates.

(C) Acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(D) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security.

(E) Dedicate, sell or transfer all or any part of the Neighborhood Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

(F) Purchase policies of insurance upon the Properties and use the proceeds from such policies to effectuate its purposes.

(G) Participate in mergers and consolidations with other non-profit corporations organized for the same or similar purposes, or to annex additional property and common areas, provided that merger, consolidation or annexation shall have the consent of at least two-thirds (2/3rds) of the voting interests of the Association.

(H) Assist, cooperatively with the Heritage Palms Golf & Country Club, Inc., in the administration and enforcement of the Declaration of Covenants, Conditions and Restrictions for Heritage Palms Golf & Country Club, as amended and supplemented from time to time.

(I) Exercise any and all powers, rights and privileges which a corporate homeowners association organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise; subject always to the Declaration as amended from time to time.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS: Membership and Voting Rights shall be as set forth in Section 3 of the Declaration of Covenants, Conditions and Restrictions and Section 2 of the Bylaws.

ARTICLE V

TERM: The term of the Association shall be perpetual.

ARTICLES OF INCORPORATION

ARTICLE VI

BY-LAWS: The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

ARTICLE VII

AMENDMENTS: Amendments to these Articles shall be proposed and adopted in the following manner:

(A) Proposal. Amendments to these Articles may be proposed by a majority of the Board or by petition to the Board signed by at least one-fourth (1/4) of the voting interests. and shall be

(B) Procedure. A proposed amendment must be submitted to a vote of the members not later than the next annual meeting for which proper notice can still be given.

(C) Vote Required. Except as otherwise required by Florida law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved at any annual or special meeting called for the purpose by at least a majority of the voting interests of the Association, or if it is approved in writing by a majority of the voting interests without a meeting, as authorized in Section 3.11 of the Bylaws, provided that notice of any proposed amendment must be given to the members of the Association, and the notice must contain the full text of the proposed amendment.

(D) Effective Date. An amendment becomes effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Lee County, Florida, with the same finalities as are required in the Declaration for recording amendments to the Declaration.

ARTICLE VIII

DIRECTORS AND OFFICERS:

(A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.

(B) Directors shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

(C) The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

ARTICLE IX

INITIAL DIRECTORS: The initial Directors of the Association shall be:

Joseph Grimes

10491 Six Mile Cypress Pkwy., Suite 101
Ft. Myers, FL 33912

Darin McMurray

10491 Six Mile Cypress Pkwy., Suite 101
Ft. Myers, FL 33912

Alan R. Burns

10491 Six Mile Cypress Pkwy., Suite 101
Ft. Myers, FL 33912

ARTICLE X

INITIAL REGISTERED AGENT: The initial registered office of the Association shall be at: 1833 Hendry Street, Fort Myers, Florida 33901. The initial registered agent at said address shall be:

Christopher J. Shields

ARTICLE XI

INDEMNIFICATION: To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorneys fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be available if a

judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or officer derived an improper personal benefit.

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and wilful disregard for human rights, safety or property, in an action by or in the right of someone other than the association or a member.

(E) Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approves the settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of all other rights to which a Director or officer may be entitled.

WHEREFORE the incorporator has caused these presents to be executed this 30 day of January, 19 98.

Joseph Grimes
Joseph Grimes

STATE OF FLORIDA
COUNTY OF LEE

Acknowledged before me this 30th day of January, 19 98 by Joseph Grimes, who is personally known to me or did produce personally known as identification.



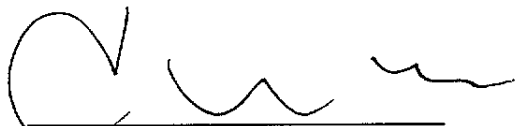
EVELYN D. DUSHEK
COMMISSION # CC 526405
EXPIRES JAN 22, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

Evelyn D. Dushek
Notary Public (SEAL)
Print Name: EVELYN D. DUSHEK

ARTICLES OF INCORPORATION

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for Heritage Estates II Homeowners Association, Inc., at the place designated in these Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping open said office.



Christopher J. Shields

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR -6 AM 8:32

f:\wpdata\cjs\ushome\heritage\estates.ii\articles.amd