



THE UNITED STATES
CORPORATION
COMPANY

N 98000002412

ACCOUNT NO. : 072100000032

REFERENCE : 796328 7131960

AUTHORIZATION :

Patricia Pizzuti

COST LIMIT : \$ 122.50

ORDER DATE : April 27, 1998

ORDER TIME : 11:27 AM

ORDER NO. : 796328-005

CUSTOMER NO: 7131960

CUSTOMER: Robert F. Rogers, Esq
VINEYARDS DEVELOPMENT
CORPORATION
98 Vineyards Boulevard
Naples, FL 34119

400002501024--6

DOMESTIC FILING

NAME: VILLA VISTANA CONDOMINIUM
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: Cassandra Bryant

EXAMINER'S INITIALS:

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98 APR 27 PM 2:54

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**ARTICLES OF INCORPORATION
OF
VILLA VISTANA CONDOMINIUM ASSOCIATION, INC.**

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Pursuant to Section 617.013, Florida Statutes, these Articles of Incorporation are created by Vineyards Development Corporation, a Florida corporation, Naples, Florida, as sole incorporator, for the purposes set forth below.

ARTICLE I: NAME

The name of the corporation, herein called the "Association," is Villa Vistana Condominium Association, Inc., and its address is 98 Vineyards Blvd., Naples, Florida 34119.

ARTICLE II: PURPOSE AND POWERS

The Association is organized to provide an entity pursuant to the Florida Condominium Act for the operation of Villa Vistana, a Condominium, located in Collier County, Florida (the Condominium).

The Association is organized and shall exist upon a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any unit owner ("Member"), Director or Officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as limited or modified by these Articles, the Declaration of Condominium or Chapter 718 Florida Statutes, as it may hereafter be amended, including but not limited to the following:

- (A) To make and collect assessments against Members of the Association and to disburse the proceeds of assessments in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the Condominium and Association property (the "Property").
- (C) To purchase insurance upon Property for the protection of the Association and its Members.
- (D) To reconstruct improvements after casualty and to make further improvements to the Property.
- (E) To make, amend and enforce reasonable rules and regulations governing the use of the common elements and the operation of the Association.

- (F) To approve or disapprove the transfer of ownership, leasing and occupancy of units, as provided by the Declaration of Condominium.
- (G) To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws and any Rules and Regulations of the Association.
- (H) To contract for the management and maintenance of the Condominium and the Property and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.
- (I) To employ accountants, attorneys, architects and other professional personnel to perform the services required for proper operation of the Condominium.
- (J) To enter into agreements, or acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities. It has the power whether or not the lands or facilities are contiguous to the lands of the Condominium, if they are intended to provide enjoyment, recreation, or other use or benefit to the Members.
- (K) To borrow or raise money for any of the purposes of the Association, and from time to time without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof, and of the interest thereon, by means of a mortgage, pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Association, whether at the time owned or thereafter acquired.

All funds and the title to all property acquired by the Association shall be held for the benefit of the Members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the By-Laws.

ARTICLE III: MEMBERSHIP

The Members of the Association shall consist of all record owners of a fee simple interest in one or more units in the Condominium, as further provided in the Bylaws. After termination of the Condominium, the Members shall consist of those who are Members at the time of such termination. The share of a Member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit. The Members collectively, shall be entitled to the number of votes in Association matters as set forth in the

Declaration of Condominium and the Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws.

ARTICLE IV: TERM

The term of the Association shall be perpetual.

ARTICLE V: BYLAWS

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

ARTICLE VI: DIRECTORS AND OFFICERS

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. Directors of the Association 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. The business of the Association shall be conducted by the Officers. The Officers shall be as listed below and shall serve at the pleasure of the Board:

President - Michel Saadeh

Vice President/Treasurer/Secretary - Robert Rogers

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 of the owners of one-fourth (1/4) of the units by instrument, in writing, signed by them.
- (B) Procedure. Upon any amendment or amendments to these Articles being proposed by said Board or unit owners, such proposed amendment or amendments shall be submitted to a vote of the Members not later than the next annual meeting for which proper notice can be given.
- (C) Vote Required. Except as otherwise required for by Florida law, these Articles of Incorporation may be amended by vote of a majority of the voting interests at any annual or special meeting, or by approval in writing of a majority of the voting interests without a meeting, provided that notice of any proposed

amendment has been given to the Members and that the notice contains a fair statement of the proposed amendment.

- (D) Effective Date. An amendment shall become effective upon filing with the Secretary of State and recording of a certified copy in the Public Records of Collier County, Florida.

ARTICLE VIII: INITIAL DIRECTORS

The initial Directors of the Association shall be:

Michel Saadeh
98 Vineyards Blvd.
Naples, Florida 34119

Sandy Walsh
98 Vineyards Blvd.
Naples, Florida 34119

Robert Rogers
98 Vineyards Blvd.
Naples, Florida 34119

ARTICLE IX: INITIAL REGISTERED AGENT

The initial registered office of the Association shall be at:

98 Vineyards Blvd.
Naples, Florida 34119

The initial registered agent at said address shall be:

Robert Rogers

ARTICLE X: 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) Wrongful conduct by Directors or Officers appointed by the Developer, in a proceedings brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such 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 17th day of APRIL, 1998.

Vineyards Development Corporation,
a Florida corporation

By: Michel Saadeh
Michel Saadeh, President

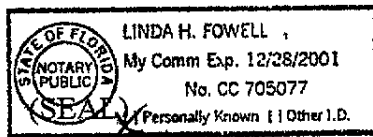
(CORPORATE SEAL)


STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH (*one of the following should be checked; if none are checked, he is personally known to me*) X who is personally known to me, or has produced as identification, and who did take an oath, and who is known to be the President of Vineyards

Development Corporation, a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 17TH
day of APRIL, 199 8.




NOTARY PUBLIC
LINDA H. FOWELL
Printed Name of Notary

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Villa Vistana Condominium Association, Inc., a Florida corporation, 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.



Robert Rogers

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