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CSC THE UNITED STATES CORPORATION COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 068912 4390546

AUTHORIZATION : Patricia Pizzuto

COST LIMIT : $ 70.00

ORDER DATE : December 16, 1998

ORDER TIME : 10:02 AM

ORDER NO. : 068912-005

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CUSTOMER NO: 4390546

CUSTOMER: Laurel Y. Sitterly, Legal Asst
WCI COMMUNITIES, INC.
WCI COMMUNITIES, INC.
Suite 300
24301 Walden Center Drive
Bonita Springs, FL 34134

DOMESTIC FILING

NAME: NORMAN ESTATES AT TIBURON HOMEOWNERS ASSOCIATION, INC.

FILED
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DIVISION OF CORPORATIONS
98 DEC 21 PM 2:10

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY
XX PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea

EXAMINER'S INITIALS: 12/21/98

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ARTICLES OF INCORPORATION
OF
NORMAN ESTATES AT TIBURON HOMEOWNERS ASSOCIATION, INC.
(a not-for-profit Florida corporation)

Pursuant to Section 617.013, Florida Statutes, these Articles of Incorporation are created for the purposes set forth below.

ARTICLE I: NAME

The name of the corporation is NORMAN ESTATES AT TIBURON HOMEOWNERS ASSOCIATION, INC., and its address is c/o WCI Communities Limited Partnership, 24301 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 (the "Corporation").

ARTICLE II: PURPOSE

The purposes for which the Corporation is organized are:

I. To provide an entity for the maintenance and operation of certain structures, infrastructures, areas and common facilities for Norman Estates at Tiburon, a subdivision located in Collier County, Florida.

2. To regulate the use of all of the areas and structures placed under the jurisdiction of this corporation by means of the Declaration of Neighborhood Covenants, Conditions and Restrictions for Norman Estates at Tiburon (the "Declaration").

3. To enforce the provisions of the Declaration.

ARTICLE III: NON-STOCK, NON-PROFIT

The Corporation is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida. No portion of any earnings of the Corporation shall be distributed or inure to the private benefit of any member, director or officer. All funds and the title to all property acquired by the Corporation shall be held for the benefit of the members of the Corporation in accordance with the provisions of these Articles of Incorporation and the By-laws.

ARTICLE IV: POWERS

For the accomplishment of its purposes, the Corporation shall have all of the common law and statutory powers and duties of a Florida corporation not for profit except as limited or modified by these Articles, the By-laws or the Declaration , including, without limitation, the following:

(A) To make and collect assessments against members of the Association in the exercise of its powers and duties.

(B) To protect, maintain, repair, replace and operate the Association property.

(C) To purchase insurance upon the Association property for the protection of the Association and its members.

(D) To reconstruct improvements after casualty and to make further improvements of the Association 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 enforce the provisions of the Declaration, these Articles of Incorporation, and the By-laws and any Rules and Regulations of the Association.

(G) To contract for the management and maintenance of the Association and to delegate any powers and duties of the Association in connection therewith, except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.

(H) To employ accountants, attorneys, architect, and other professional personnel to perform the services required for proper operation of the Association.

(I) 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, these Articles of Incorporation and the By-laws.

ARTICLE V: MEMBERSHIP

The members of the Association shall consist of all record owners of a fee simple interest in one or more "Sites," as such term is defined in the By-laws and the Declaration, in Norman Estates at Tiburon, as further provided in the By-laws. 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 such member's Site. The owners of each Site, collectively, shall be entitled to one vote in Association matters as set forth in the Declaration and the By-laws. The manner of exercising voting rights shall be as set forth in the By-laws.

ARTICLE VI: TERM

The term of the Association shall be perpetual.

ARTICLE VII: BY-LAWS

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

ARTICLE VIII: 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 By-laws, but not less than three (3) Directors, and in the absence of such determination shall consist of four (4) Directors. Directors of the Association shall be elected by the members in the manner determined by the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-laws. The business of the Association shall be conducted by the officers designated in the By-laws. 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: AMENDMENTS

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

(A) Proposal. Amendments to these Articles of Incorporation may be proposed by a majority of the Board or by petition of the owners of one-fourth (1/4) of the Sites by instrument, in writing, signed by them.

(B) Procedure. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board or Site 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 total number of Site owners at any annual or special meeting, or by approval in writing of a majority of interests without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, 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 a certified copy in the Public Records of Collier County, Florida.

ARTICLE X: DIRECTORS

The initial Directors of the Association shall be:

Albert F. Moscato, Jr.
c/o WCI Communities Limited Partnership
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

Mary Beth Ebenger
c/o WCI Communities Limited Partnership
24301 Walden Center Drive
Bonita Springs, Florida 34134

Anthony P. Fehon
c/o Medallist Golf Developments, Inc.
501 North A1A
Jupiter, Florida 33477

Jeremy C. Seabridge
c/o Medallist Golf Developments, Inc.
501 North AIA
Jupiter, Florida 33477

ARTICLE XI: INITIAL REGISTERED AGENT

The initial registered office of the Association shall be at:

c/o Norman Estates at Tiburon Limited Partnership
24301 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134

The initial registered agent at said address shall be:

Vivien N. Hastings

ARTICLE XII: 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 unlawful.

(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," as such term is defined in the By-laws, 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 of officer may be entitled.

WHEREFORE, the sole incorporator has caused these presents to be executed this 11 day of NOVEMBER, 1998.

Vivien N. Hastings
Vivien N. Hastings
Sole Incorporator

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of NOV., 1998 by Vivien N. Hastings, who is personally known to me.

Laurel Y Sitterly
Notary Public

(notary seal)

LAUREL Y. SITTERLY
MY COMMISSION # CC 721196
EXPIRES: March 3, 2002
Bonded Thru Notary Public Underwriters

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for NORMAN ESTATES AT TIBURON HOMEWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, 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.

Vivien N. Hastings

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