



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 110292 4656E

AUTHORIZATION :

*Patricia Pigute*

COST LIMIT : \$ 78.75

ORDER DATE : January 25, 1999

ORDER TIME : 10:09 AM

ORDER NO. : 110292-010

CUSTOMER NO: 4656E

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CUSTOMER: Michele J. Turton, Legal Asst  
GREENBERG TRAUIG HOFFMAN  
GREENBERG TRAUIG HOFFMAN  
Suite 2050  
111 North Orange Avenue  
Orlando, FL 32801

DOMESTIC FILING

NAME: MARBELLA PHASE I OWNERS'  
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: Sara Lea

*632*  
*WPA-1804*

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 JAN 25 AM 10:20

RECEIVED  
99 JAN 25 AM 11:28  
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

January 25, 1999

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: MARBELLA PHASE I OWNERS' ASSOCIATION, INC.  
Ref. Number: W99000001804

**FILED**  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 JAN 25 AM 10:20  
**RESUBMIT**  
Please give original  
submission date as file date.

We have received your document for MARBELLA PHASE I OWNERS' ASSOCIATION, INC. and the authorization to debit your account in the amount of \$78.75. However, the document has not been filed and is being returned for the following:

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 399A00003316

**ARTICLES OF INCORPORATION**  
**OF**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 JAN 25 AM 10:20

**MARBELLA PHASE I OWNERS' ASSOCIATION, INC.**

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned incorporator, who is above the age of eighteen (18) years and competent to contract, has this day executed, adopted and caused to be delivered for filing these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida and does hereby certify:

**ARTICLE I**

**NAME OF CORPORATION**

The name of the corporation is MARBELLA PHASE I OWNERS' ASSOCIATION, INC. (hereinafter called the "Phase I Association").

**ARTICLE II**

**PRINCIPAL OFFICE OF THE PHASE I ASSOCIATION**

The principal place of business and the mailing address of the Phase I Association is located at 431 E. Horatio Avenue, Maitland, Florida 32751.

**ARTICLE III**

**REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered office of the Phase I Association is 1201 Hays Street, Tallahassee, FL 32301-2607, and the name of the initial registered agent at that address is Corporation Service Company.

**ARTICLE IV**

**DEFINITIONS**

Unless otherwise provided herein to the contrary, all terms used in these Articles shall have the same definitions and meanings as those set forth in that certain **Declaration of Covenants, Conditions and Restrictions for Marbella – Phase I** recorded or to be recorded in the Public Records of Orange County, Florida, as it may from time to time be amended (hereinafter called the "Declaration").

## ARTICLE V

### PURPOSE AND POWERS OF THE PHASE I ASSOCIATION

The Phase I Association does not contemplate pecuniary gain or profit. The Phase I Association shall not pay dividends and no part of any income of the Phase I Association shall be distributed to its Members, directors or officers, and upon dissolution, all assets of the Phase I Association shall be transferred only to another non-profit corporation or a public agency or as otherwise authorized by Chapter 617, Florida Statutes. The Phase I Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws of the Phase I Association, or the Declaration. The Phase I Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, any Supplemental Declaration, these Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Phase I Association for the benefit of the Owners and for the maintenance, administration and improvements of The Phase I Properties, Common Areas and Parcels within its jurisdiction. Unless otherwise specifically prohibited, any and all functions, duties and powers of the Phase I Association shall be fully transferable, in whole or in part, to any Owner, sub-association, municipal service taxing unit, municipal service benefit unit or other governmental unit, community development district, public body, or similar entity. All funds and the title to all properties acquired by the Phase I Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles and the By-Laws.

## ARTICLE VI

### MEMBERSHIP

Section 1. Members. Every person or entity who is a record Owner of a fee or undivided fee interest in any Parcel shall be a Member of the Phase I Association. Notwithstanding anything else to the contrary set forth in this Section 1, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Phase I Association. Developer shall also be a Member in accordance with the provisions of Section 2 of this Article VI. The Phase I Association membership of each Owner (other than Developer) shall be appurtenant to, and may not be separated from, the Parcel giving rise to such membership, and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title to a Parcel shall operate automatically to transfer the membership in the Phase I Association appurtenant thereto to the new Owner thereof.

Section 2. Classes. The Phase I Association shall have two (2) classes of voting membership:

(a) Class A. Class A Members shall be all those Owners, as defined in Article I, Section 1(l) of the Declaration with the exception of the Developer (as long as the Class B Membership shall exist, and thereafter, the Developer shall be a Class A Member to the extent it would otherwise qualify). Each Class A Member shall be entitled to a number of votes equal to the gross acreage of that Member's Parcel. When any Parcel entitling the Owner to Membership in the Phase I Association is owned of record in the name of two or more persons or entities, or if two or more persons or entities have the same fiduciary relationship respecting the same Parcel, then unless the instrument or order appointing them or creating the tenancy otherwise directs and such instrument or copy thereof is filed with the Secretary of the Phase I Association, such Owner shall elect one official representative to qualify for voting in the Phase I Association and shall notify in writing the Secretary of the Phase I Association of the name of such individual. The vote of such individual shall be considered to represent the will of all Owners of the Parcel. In the circumstance of such common ownership if the Owners fail to designate their voting representative, then the Phase I Association may accept the person serving the right to vote as the voting Owner until notified to the contrary by the other Member(s). Upon such notification, the Owner may not vote until the Owners appoint their representative pursuant to this paragraph. All fractional votes shall be rounded off to the nearest whole number. For purposes of determining voting rights hereunder, the Membership roster shall be set as of sixty (60) days prior to the commencement of the Phase I Association's fiscal year.

(b) The Class B Member shall be the Developer, the Developer's specifically designated (in writing) successor or a person who shall have specifically received such status by instrument executed by the Developer and recorded in the public records as an amendment to the Declaration. The Class B Member shall be entitled to one (1) vote, plus two (2) votes for each vote entitled to be cast in the aggregate at any time and from time to time by the Class A Members. The Class B membership shall cease and terminate upon the earlier to occur of the following: (i) one (1) year after the last Parcel within The Phase I Properties has been sold and conveyed by the Developer (or its affiliates); (ii) the next annual meeting of the Members of the Phase I Association; or (iii) the written election of the Developer (whereupon the Class A Members shall be obligated to convene to elect the Board and assume control of the Phase I Association).

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Phase I Association shall be managed and administered by a Board of Directors consisting of three (3), five (5), seven (7), or nine (9) members. Initially, the Board shall consist of three (3) members, with the number in subsequent years to be determined by the members of the Board; provided that there shall always be an odd number of directorships created. Anything in these Articles to the contrary notwithstanding, until that date which is one (1) year after the last Parcel within The Phase I Properties has been sold and conveyed by the Developer (or its affiliates), or at such earlier date as may be selected by Developer, Developer shall be entitled to designate all members of the Board. The names and addresses of persons who are to act in the capacity of director until appointment or election of their successors are:

NAME

ADDRESS

Jean-Pierre Cuenant

JPC Development Corporation  
431 E. Horatio Avenue  
Maitland, Florida 32751

Michael J. Sullivan, Esq.

Greenberg Traurig, P.A.  
111 North Orange Avenue, 20<sup>th</sup> Floor  
Orlando, Florida 32801

Donna M. Varitek

JPC Development Corporation  
431 E. Horatio Avenue  
Maitland, Florida 32751

Interim vacancies in the Board of Directors shall be filled by Developer until Developer has no authority to appoint Directors and thereafter by the majority of the remaining Directors, and any such appointed Director shall serve for the remaining term of his predecessor. After Developer relinquishes its right to appoint the Board of Directors, the Members shall elect the directors by majority vote, for staggered terms of three (3) years each. To create the staggered terms, one post shall become vacant in one (1) year and a successor director shall be elected. The second post shall be deemed vacant at the end of the second year, and a successor director shall be elected. The third post shall be deemed vacant at the end of the third year, and a successor director shall be elected. All successor directors shall serve for terms of three (3) years each. In the event that the number of people comprising the Board of Directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year.

**ARTICLE VIII**

OFFICERS

The day-to-day affairs of the Phase I Association shall be administered, subject to the direction and authority of the Board of Directors, by the officers of the Phase I Association, which may include a President, Vice President, Secretary and Treasurer and such other officers as permitted by the Bylaws. The officers shall be appointed by the Board of Directors and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

NAME

ADDRESS

President: Jean-Pierre Cuenant

JPC Development Corporation  
431 E. Horatio Avenue  
Maitland, Florida 32751

Secretary: Donna M. Varitek

JPC Development Corporation  
431 E. Horatio Avenue  
Maitland, Florida 32751

Treasurer: Michael J. Sullivan, Esq.

Greenberg Traurig, P.A.  
111 North Orange Avenue, 20<sup>th</sup> Floor  
Orlando, Florida 32801

## ARTICLE IX

### DURATION

The Phase I Association shall commence corporate existence on the date of filing of these Articles with the Florida Secretary of State and shall exist perpetually unless sooner dissolved according to law.

## ARTICLE X

### AMENDMENTS

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

Section 1. Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

Section 2. Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes.

Section 3. Developer Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by Developer alone.

Section 4. Filing. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law.

Section 5. Limitations. No amendment shall be made that is in conflict with the Declaration. So long as Developer is a Member of the Phase I Association, no Developer related amendment shall be made to the Declaration, any Supplemental Declaration, or to the Articles or Bylaws of the Phase I Association unless such amendment is first approved in writing by Developer. Any amendment shall be deemed to be Developer related if it does any of the following:

(a) directly or indirectly by its provisions or in practical application relates to Developer in a manner different from the manner in which it relates to other owners;

(b) modifies the definitions provided for by Article I of the Declaration in a manner which alters Developer's rights or status;

(c) modifies or repeals any provision of Article II of the Declaration;

(d) alters the character and rights or membership as provided for by Article III of the Declaration or affects or modifies in any manner whatsoever the rights of Developer as a Member of the Phase I Association;

(e) alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;

(f) denies the right of Developer to convey Common Areas to the Phase I Association;

(g) modifies the basis or manner of assessment as applicable to Developer or any Parcels owned by Developer;

(h) alters or repeals any of Developer's rights or any provision applicable to Developer's rights as provided for by any provision of the Declaration, Supplemental Declaration, the Bylaws or these Articles.

## ARTICLE XI

### BYLAWS

The Bylaws of the Phase I Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the Bylaws and the Declaration.

## ARTICLE XII

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. The Phase I Association shall defend, indemnify and hold harmless any person of the Phase I Association who is made a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceedings, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a director, officer, committee member, employee or agent of the Phase I Association:



(a) From and against expenses (including reasonable attorneys' fees for pretrial, trial, or appellate proceedings), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with an action, suit, or proceeding (other than one by or in the right of the Phase I Association), if he acted in good faith, and, with respect to any criminal action or proceedings, he had no reasonable cause to believe his conduct was unlawful; and

(b) From and against expenses (including reasonable attorneys' fees for pretrial, trial, or appellate proceedings) actually and reasonably incurred by him in connection with the defense or settlement of an action or suit by or in the right of the Phase I Association, if he acted in good faith.

Section 2. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith, or, with respect to any criminal action or proceeding, that such person had reasonable cause to believe that his conduct was unlawful.

Section 3. Notwithstanding any other provision hereof to the contrary, no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for gross negligence or misconduct in the performance of his duty to the Phase I Association.

Section 4. Any indemnification under Section 1 (unless ordered by a court) shall be made by the Phase I Association only as authorized in the specific case upon a determination that indemnification of the director or officer, committee member, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 1. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit, or proceeding, or (b) if such quorum is not obtainable, or even if obtainable and a quorum of disinterested Directors so directs, by a majority vote of Members of the Phase I Association.

Section 5. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Phase I Association from time to time as incurred rather than only after the final disposition of such action, suit, or proceeding. Payment of such expenses shall be authorized by the Board of Directors in each specific case only after receipt by the Phase I Association of an undertaking by or on behalf of the director or officer to repay such amounts if it shall later develop that he is not entitled to be indemnified by the Phase I Association.

Section 6. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which the Phase I Association's directors, officers, committee members, employees or agents may be entitled under the Phase I Association's Bylaws, agreement, vote of Members or disinterested directors, or otherwise, both as to actions in their official capabilities and as to action in another capacity while holding such offices or positions, and shall continue as

to a person who has ceased to be a director, officer, committee member, agent or employee and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 7. Notwithstanding the foregoing provisions, indemnification provided under this Article shall not include indemnification for any action of a director, officer, committee member, agent or employee of the Phase I Association for which indemnification is deemed to be against public policy. In the event that indemnification provided under this Article is deemed to be against public policy, such an event shall not invalidate or affect any other right or indemnification herein provided.

Section 8. The Phase I Association shall have the power, but shall not be obligated, to purchase and maintain indemnification insurance to provide coverage for any liability asserted against any director, officer, committee member, agent or employee of the Phase I Association in any of his capacities as described in Section 1, whether or not the Phase I Association would have the power to indemnify him or her under this Article.

Section 9. Any person requesting indemnification shall first look to any insurance maintained by the Phase I Association for indemnification against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement (as described above). The Phase I Association shall be obligated to indemnify such person (if entitled to indemnification by the Phase I Association) only to the extent such insurance does not indemnify such person. In the event that any expenses, judgments, fines, or amounts paid in settlement are paid pursuant to insurance maintained by the Phase I Association, the Phase I Association shall have no obligation to reimburse the insurance company.

### **ARTICLE XIII**

#### **INCONSISTENCY**

In the event of any inconsistency between the terms and provisions contained in the Declaration and those contained in these Articles of Incorporation, the terms and provisions of the Declaration shall prevail.

### **ARTICLE XIV**

#### **INCORPORATOR**

The name and street address of the sole incorporator to these Articles of Incorporation is:

Michael J. Sullivan, Esq.  
Greenberg Traurig, P.A.  
111 North Orange Avenue, 20<sup>th</sup> Floor  
Orlando, Florida 32801

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator of this Phase I Association, has executed these Articles of Incorporation this 15<sup>th</sup> day of January, 1999.

Michael J. Sullivan  
Michael J. Sullivan

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing Articles of Incorporation were acknowledged before me this 15<sup>th</sup> day of January, 1999 by Michael J. Sullivan, who is personally known to me.

(Notary Seal)



Joseph J. JeBailey  
(Signature of Notary Public)

Joseph J. JeBailey  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. CC 540930  
My commission expires: 3/18/2000

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR  
SERVICE OF PROCESS**

Pursuant to Chapters 48 and 617, Florida Statutes, the following is submitted in compliance with said Acts.

MARBELLA PHASE I OWNERS' ASSOCIATION, INC., desiring to organize as a corporation under the laws of the State of Florida, with its registered office at 1201 Hays Street, Tallahassee, FL 32301-2607, has named Corporation Service Company, located at the above-registered office, as its Registered Agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-stated corporation at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Acts relative to keeping open said office.

Registered Agent:

CORPORATION SERVICE COMPANY

By: Deborah D. Skipper

Print Name: DEBORAH D. SKIPPER

Title: as agent

Dated: 1-25-99

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